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**CARLISLE  
CITY COUNCIL**



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# REPORT TO EXECUTIVE

**PORTFOLIO AREA: ENVIRONMENT, INFRASTRUCTURE & TRANSPORT /  
POLICY, PERFORMANCE MANAGEMENT, FINANCE AND RESOURCES**

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**Date of Meeting: 8 November 2004**

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**Public**

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**Key Decision: Yes**

**Recorded in Forward Plan:**

**Yes**

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**Inside Policy Framework – Yes**

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**Title: PROPOSED TRANSFER OF TALKIN TARN ESTATE  
CORPORATE BUSINESS CASE & BUDGET SETTING**

**Report of: HEAD OF PROPERTY SERVICES**

**Report reference: PS 21/04**

**Summary:**

Following the Executive's wish that it would prefer to proceed with the transfer on the basis of a particular scheme, this report provides a framework for making a final decision about transferring the estate.

**Recommendations: It is recommended:**

1. That the Executive recommend to the Council that a decision in principle is made to proceed with the transfer of the Talkin Tarn estate from the County Council to the City Council, subject to approving the required budget as part of the budgetary process.

**Contact Officer:**

David Atkinson – extn 7420

**Note: in compliance with Section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: PS02/04 Report to Executive – Proposed Transfer of Talkin Tarn Estate from County Council to City Council; PS16/04 report to Community O & S – Proposed Transfer of Talkin Tarn from County Council to City Council, PS19a/04 & PS19b/04 to Executive and PS20a/04 & PS20b/04 to Community O & S.**

## **1. BACKGROUND INFORMATION & OPTIONS**

### **Introduction**

- 1.1 This report provides the framework for the transfer of Talkin Tarn to proceed in accordance with the Executive's resolution of 11 October 2004.
- 1.2 The budgetary implications which are set out in this report can then be forwarded to and considered by this Council's budgetary process in the usual way for new schemes – through the Medium Term Financial Strategy.
- 1.3 The content of information in this report is:-
  - (i) This Executive report.
  - (ii) The Business Case (Appendix 1).
  - (iii) The Risk Assessment (Appendix 2).
  - (iv) The Environmental Impact Statement (Appendix 3).
- 1.4 A separate report is in the private part of the Executive's agenda, which contains:-
  - (i) The main heads of terms.
  - (ii) Construction costs / revenue estimates for scheme 3 (the Executive's preferred scheme) for the running of the estate from 2005/06.
- 1.5 Executive Resolution - The Executive on 11 October 2004 resolved:
  1. ***That the Executive has considered and notes the business case for the transfer of ownership.***
  2. ***That the Executive would prefer to see Scheme 3 progressed given that there is little difference in capital costs over the other two suggested schemes.***
  3. ***That the report be referred for consideration by the Community Overview and Scrutiny Committee on 26 October 2004, and briefings be undertaken with Parish Councils, user groups and external bodies.***
  4. ***That the outcome of the consultation be reported for consideration to the Executive on 8 November 2004 so that a final recommendation can be forwarded to the City Council meeting on 23 November 2004.***
  5. ***That the final recommendation of the Executive from the 8 November 2004 meeting, including plans, be presented to the public at a public meeting.***
  6. ***That the Executive will consider setting overall revenue and capital budgets in order to proceed within the Council's Medium Term Financial Strategy as part of the forthcoming budgetary process.***
  7. ***That the Officers be requested to explore all external funding opportunities in respect of the future operation of the Talkin Tarn estate.***

- 1.6 The Community Overview and Scrutiny Committee on 26 October considered the matter at a special meeting. The findings of this Committee are reported separately.
- 1.7 A User Group meeting was held on 21 October; and Brampton Parish Council discussed the matter on 26 October; Farlam Parish Council are to meet on 1 November; there have been press reports.

### **Options – Budget Setting**

- 1.8 The Executive has decided to proceed and wishes to undertake what is known as Scheme 3 in the attached Business Case.
- 1.9 With this in mind, the estimated budgetary implications have been analysed further, using a degree of sensitivity analysis, taking into account information concerning commercial let-ability.
- 1.10 If the Executive agree to proceed with the transfer, this report can then be forwarded to inform the Council's budgetary process in the usual way.
- 1.11 Officers will also be exploring external funding possibilities over the coming months.

### **Capital Costs:**

- 1.12 The total capital costs of Scheme 3 are estimated at £1,456,000 – at 2004 prices, based upon a number of assumptions. This price is based on the works all being carried out over one year. These costs cover construction and ecological works the detail of which is set out in Appendix B.
- 1.13 When taking into account a degree of building cost inflation if Members' wish for the programme to be earmarked over 2 years, the Scheme 3 costs are estimated as follows:

<b>2005 / 06</b>	<b>£1,059,000</b>
<b>2006 / 07</b>	<b>£ 474,000</b>
<b>Total costs</b>	<b><u>£1,533,000</u></b>

### **Revenue Costs**

- 1.14 The revenue costs are income sensitive. Much of the income will be dependent upon attracting visitors.
- 1.15 The estimated revenue implications arising from Scheme 3 are set out below. Whilst the annual sums are less than £100k, it is recommended that an annual revenue budget of £100k be provided to allow for the underachievement of income that may arise. This is a new area of service and whilst a prudent approach has been taken with regard to the level of income budget set, a £100k revenue budget would reflect the risk that the whole amount might not be generated.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Preferred Scheme	£88k	£80k	£71k	£71k	£73k	£111k

#### Supplementary Estimate

- 1.16 On the assumption that the legal matters are agreed in this financial year and the transfer of the estate takes place immediately, a budget will be required to cover initial running costs, project management and setting up fees. This is estimated at a total of £42,500.
- 1.17 However, in this report it is assumed that legal completion shall be 1 April 2005 and a supplementary estimate is not required.

#### No Scheme World

- 1.18 If the Council were to acquire the estate but no new investment were to be undertaken, the Local Authority would face a higher total revenue cost of at least £125,000 pa. This figure would rise further as the estate deteriorated and the asset would become a liability.
- 1.19 This is not recommended.

#### Assumptions Regarding Costings

- 1.20 Members should be made aware of the status of the various costs in arriving at the figures.

#### Capital Costs:

- (i) The building works have been costed by external architects and quantity surveyors, in conjunction with Council officers, up to what is known as Work Stage C, (in RIBA Standard Form of Agreement (SFA/99) sequence of Stage A to Stage G). These Stage C Scheme costs have been based on the specification outlined in the business case. Due to the limited amount of detailed information at this stage, full costs cannot be quantified.

#### ***See Appendix 4 for definition of Stages.***

- (ii) Stage C can be considered to be a reasonable approximation level of estimated accuracy produced by a chartered quantity surveyor. Like any building scheme, however, full accuracy cannot be guaranteed even after fully tendering the job.



- (iii) This is not a complex scheme and the costs outlined should be considered taking this into account. However, there is strong building inflation in the industry presently. To produce a higher level of accuracy, prior to tender will require more detailed stage D to G estimates. This could cost the Council around £50,000 to £75,000 for further design and costing works which would be at risk. This sum, however, is currently included within the scheme Capital Cost Summaries and if brought forward would only be at risk should the project not subsequently proceed. The release of the brought forward "at risk" sum would help to both improve the estimated accuracy and assist in maintaining programmed progress and added to the supplementary estimate recommendation.

#### Revenue Costs

- (i) The costings are estimated on the basis of information provided by the County Council, particularly in relation to Personnel and the Tea Room. A number of assumptions have been made, primarily that the accounts for the Tea Room are cost neutral, and the venture can be considered as a going concern according to a catering consultant's report.
- (ii) Income projections, such as for the car park and letting of any commercial property units are included in the costings.

- 1.21 In conclusion about the costs, they are considered realistic, especially as this is a relatively simple scheme but the final figures are, of course, subject to the vagaries of supply and demand, staff goodwill and overall management.
- 1.22 The Council has not set any budget for this scheme, other than an initial £30,000 for various reports to be undertaken.
- 1.23 The transfer date will dictate the commencement with subsequent additional inflation / other costs if there is any unforeseen delay.

#### Executive Resolution

- 1.24 The Executive is asked today to make a decision on the transfer of the estate. This report can then be forwarded through the appropriate channels as part of the budget process.

## **2. CONSULTATION AND BRIEFINGS**

- 2.1 *Consultation/Briefings to date:* County Council, corporate colleagues in the City Council, District Valuer and Valuation Officer, private building surveyors, private ecological consultants, East Cumbria Countryside Project, Community Overview and Scrutiny Committee, User Group, Brampton Parish Council.
- 2.2 *Consultation/Briefings proposed:* External bodies, particularly in relation to options for funding and the general public once the final budget is set.

### **3. CONCLUSIONS**

- 3.1 Talkin Tarn estate is a popular community resource where its visitors wish to see sound investment and management for the long-term benefit of generations to come.
- 3.2 The estate has considerable potential. If realised, this could make an important contribution to progress on a number of the City Council's corporate objectives, particularly those relating to conservation of our heritage, encouraging healthy lifestyles and involving the community.
- 3.3 There are potential synergies between the development of the Talkin Tarn estate and a number of other strategic initiatives currently under way throughout the Carlisle and Eden LSP area, such as the Rural Strategy, Restoring Eden, 3 Rivers Strategy, Hadrian's Wall World Heritage Site and the Carlisle & Eden Centre of Wildlife Excellence.
- 3.4 Potential conflicts between public access and the conservation of a fragile ecosystem can be avoided by the deployment of experienced personnel at all levels, appropriate management techniques and adequate investment of resources.
- 3.5 The Council's obligations and responsibilities as regards disabled access, health and safety, and occupier liability needs to be discharged in such a way as to safeguard and, indeed, reflect beneficially. These are issues that require stewardship.

### **4. RECOMMENDATIONS It is recommended that:**

- 4.1 That the Executive recommend to the Council that a decision in principle is made to proceed with the transfer of the Talkin Tarn estate from the County Council to the City Council, subject to approving the required budget as part of the budgetary process.

### **5. REASONS FOR RECOMMENDATIONS**

- 5.1 In order to make a decision about transfer of the Talkin Tarn estate to further corporate priorities.

### **6. IMPLICATIONS**

**STAFFING / RESOURCES** The assumption has been made that the staff will transfer on a TUPE basis. The County Council have written to confirm that as far as Talkin Tarn staff and their pensions are concerned, the transfer will take place on a fully funded basis.

The number of staff involved number five contracted staff and eleven casuals (assuming that they are "casual" in reality and have not acquired any employment rights), so the numbers involved are small.

## **FINANCIAL:**

### **1. *Potential Capital Costs***

The Council will include the consideration of the capital costs as part of its 2005/06 to 2007/08 budget planning process currently underway.

Part B provides the details.

### **2. *Capital Cost Inflation***

The status of the capital estimates is stated at para 1.12 to 1.13 of this report.

Should delays arise between the date of the estimates and commencement of the work it should be noted that fairly significant costs due to building work inflation are likely to occur.

### **3. *Potential Revenue Costs***

The overall revenue costs are set out in the main body of this report, and detailed in Part B of this agenda.

The increase from Year 6 is due to the ending in that year, of the dowry received from Cumbria County Council. The net requirements set out above depend heavily on the generation of income from the facility and consequently, an overall annual budget, taking sensitivity analysis into account, is recommended at £100,000 pa.

### **4. *Potential Transferring Employees Costs***

Costs relating to the transferring employees, such as those which may arise from any pension deficit issue, are included in the potential commitment presented.

### **5. *Prioritisation of Resources***

The Council will need to demonstrate how any resources allocated to this initiative 'fit' with the aims and objectives set out in its Corporate Plan. The length of any involvement in this initiative should also be considered and any potential exit strategies. Officers will look at potential external funding opportunities but these will largely be for capital costs only – the Council will have to assist the running of the scheme in revenue terms. There may be some cost savings by relocating East Cumbria Countryside Project into new accommodation – this option requires further analysis but could well help the overall revenue position – and is dependent upon ECCP partner and board approval in any case.

## **LEGAL**

### **1. LEGAL POWERS TO ACQUIRE THE ESTATE**

1.1 Members need to be clear on the legal powers available to purchase and subsequently operate the Talkin Tarn Estate. There are a number of powers available as follows :

- **Section 120** of the Local Government Act 1972 gives the Council power to acquire land for any of its functions or for the purposes of the benefit, improvement or development of its area. This is the principal land acquisition power available to the Authority.
- **Section 19** of the Local Government (Miscellaneous Provisions) Act 1976 gives the Council power to provide recreation facilities as it thinks fit, including facilities for boating and fishing, parking places and facilities for food and drink to be purchased and to provide staff in connection with operating those facilities. The facilities may be provided free or at such charges as the Authority thinks fit.
- There is an all embracing power under **Section 2** of the Local Government Act 2000 which gives the Council power to do anything which it considers likely to achieve the promotion of the improvement of the economic, social or environmental wellbeing of its area or any part. In exercising its powers under the 2000 Act, the Authority should have regard to its Community Strategy.

1.2 There are therefore powers available to the Council both to purchase the Estate and to carry out the leisure activities currently being operated from the premises.

### **2. ACQUISITION OF THE ASSET**

2.1 Prior to the Council purchasing the Estate it will be necessary for the usual investigations into title to be undertaken, as with any other conveyancing transaction. Officers have had a preliminary look at the title and, whilst not unusual in an acquisition of this nature, the following matters should be noted :

- The Council will inherit obligations to manage the existing woodland in accordance with the Forestry Commission plan of operations. It is understood that these are discharged but this requires confirmation.

- There is a series of existing leases and arrangements in place currently and a substantial area of the Tarn complex is let out, mostly on an annual tenancy for grazing related purposes, and these arrangements are probably necessary in securing the proper management of an asset of this size. The Council does need to be aware, however, of the current letting position as it will be a relevant factor in any future management and development proposals which the Council may have for the estate.
- As is to be expected with an estate of this magnitude, there is a variety of repairing covenants and similar maintenance obligations which the Council will become responsible for upon acquisition and which it will be difficult to cost precisely at this stage but sufficient to note that the repairing obligations do exist.

2.2 In addition to the land acquisition, the Council will also accept a transfer of the existing "business" undertakings currently being operated from the premises in the shape of the boat hiring facility and, more importantly, the café. These activities currently employ staff and operate within the usual contractual and business framework common to any commercial undertaking. The Business Case attached refers to these matters and there will need to be some detailed investigation and analysis of the potential contractual and employment liabilities which may be inherent in any acquisition of a "going concern" in such circumstances, and how these are to be dealt with between the City and the County, and the outcome will form part of the Executive's overall consideration as to whether it is in the best interests of the Authority to proceed.

### 3. **RISK ANALYSIS AND FIDUCIARY DUTY**

3.1 The Council's legal powers to operate and acquire the facility are set out above. However, there are wider issues to consider in this case other than simply the appropriate acquisition powers for the Council to use. Given the nature of the facility and the potential ongoing benefits and liabilities which ownership would bring, the Executive need to consider whether, in the light of the fiduciary duty to look after the interests of local taxpayers, it is in the Council's best interests to proceed to purchase the estate. The Executive should therefore carefully consider all the various matters referred to in the Business Case and particularly :

- The revenue and capital consequences of acquisition.
- The degree of investment required, over what period this will be undertaken and what consequences, if any, it will have on the Council's spending priorities and overall budget position.

- The implications of taking over the “Business” undertaking comprising the boat hire and the café, and any TUPE related issues in respect of assuming responsibility for any staff currently employed in the undertaking. These issues have been referred to in the Business Case attached.
  - All the other matters referred to in the Business Case which have a bearing on the decision on whether to proceed to acquire the Estate.
- 3.2 Having taken into account all the above considerations and also the perceived benefits to the residents of the area which might be gained from the City acquiring the Tarn, the Executive then need to make a judgement as to whether, overall, it is in the best interests of the local taxpayers to proceed to acquire the premises on the terms proposed.
- 3.3 The relevant legal powers and considerations to be taken into account have been rehearsed in this report because it is necessary for the Executive to be able to demonstrate that they have had regard to them in making their decision as to whether or not to proceed.

**CORPORATE** - A corporate approach has been adopted in relation to the management of this case. The building works will require planning and building regulation approval.

**RISK MANAGEMENT** - A risk managed approach has been adopted with a risk assessment attached to this report (Appendix II)

**EQUALITY ISSUES** - The resources required in the business case include the need to adapt the estate to comply with disabled discrimination legislation.

**ENVIRONMENTAL** - The report summarises the considerable environmental issues. Additionally an environmental impact statement has been prepared (Appendix III)

**CRIME & DISORDER** - The estate needs to be managed in an appropriate way to mitigate any antisocial behaviour issues.

**IMPACT ON CUSTOMERS** – The business case outlines the link between the transfer of the estate, level of investment, and corporate objectives in order to maintain proper and appropriate public access for further generations.

**FURTHER REPORTS** - If Members' require the detailed reports in respect to building condition, asset valuation, environmental investigation and health & safety issues, these are available upon request.

## **APPENDIX 4**

### **Part 1 - as referred to in section 1.12 / 1.13**

Progressive Stages of cost accuracy, as information becomes available through the design development process. RIBA Standard form of Agreement (SFA/99 ).

- Stage C.     **Approximation** of construction costs based on minimum brief , Quantity Surveyor experience and price book indicators for building usage.
- Stage D.     Prepare a cost **estimate** taking into account a review of building materials/components, expansion of brief/ specification, project specifics and discussions with statutory authorities.
- Stage E     **Revise cost estimate** based on Final proposals, including identifying/confirming building fabric finishes. Absorb/reflect on any planning observations and clients comments.
- Stage F     Prepare Schedule of rates or Bill of quantities for tendering purposes with the opportunity to **revise cost estimates** on items missed, changed or amended. Final reflection on Mechanical and Electrical inclusions.
- Stage G     Preparing tender documents, **pre-tender cost estimate**.

# RISK ASSESSMENT

TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK 8						
DEADLINES NOT MET						
RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
8.1 County Council does not proceed.	1	1	1	County may change mind: unlikely. Letter confirming terms received.	Property / County.	Budget for other priorities.
8.2 Legal agreement takes longer than envisaged.	2	2	4	Legal covenants may not be acceptable. Summary of title prepared by County.	Property / Legal	Internal
8.3 Planning and other statutory approvals delayed.	2	2	4	Planning in consultation.	Project manager	Inflationary element for building costs may be required.
8.4 Regional Government regulations prohibit transfer.	1	1	1	Higher Authority may prohibit transfer now unlikely until 2007/08.	ODPM decision	Some fees at risk.
8.5 Audit Commission Queries	2	2	4	List of queries answered.	Property	Internal

★NB:

1. Low Risk
2. Medium Risk
3. High Risk



## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
<u>7.3 Cafe</u>	2	2	4	<p>1) Cost implications may arise from the transfer of this activity.</p> <p>2) There is a risk that the Café does not produce a net nil running cost. New area of business.</p> <p>3) The City has been reliant on County Council information which indicates that costs and income balance.</p> <p>4) Because it is a catering trade, the employment and management of good staff is critical to the success of the venture as it is dependent upon good will.</p>	<p>MSES obtaining costs of staff involved at the whole facility.</p> <p>Catering Consultant reports "a going concern" but this will require management.</p>	To be obtained & inc in report
<u>7.4 Pensions Deficit</u>	3	3	9	A Pensions Deficit may arise as the result of the current staff being 'TUPEED'.	MSES obtaining potential deficit information from the County.	To be obtained & included in report

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

<b>RISK 7</b>						
<b>NO EXTERNAL FUNDING</b>						
<b>RISK</b>	<b>IMPACT</b>	<b>LIKELIHOOD</b>	<b>TOTAL</b>	<b>ISSUES / MITIGATIONS</b>	<b>MONITORING</b>	<b>COST RANGE</b>
<b>7.1</b> <u>City Council contribution uncertainty</u>	2	3	6	Costs defined. City Council presumed as key funder. County Downy – now in writing to confirm this £40k contribution for 5 years. <u>Other Income Estimates</u> Car Park Charges – new charge, possible customer resistance. Commercial rents to check. Council contribution over time is uncertain	Project management Commercial Chartered Surveyor to verify (or not) figures.	Income and cost estimates to review.
<b>7.2</b> <u>Lack of longterm revenue support.</u>	3	3	9	Council priorities may change Resource availability may change	Management and service level agreement – income and expenditure will require review as the scheme progresses because it is reliant on new income sources to fund the deficit. However, this is no different to the assumptions in the Council's overall Medium Term Financial Strategy.	Commitment to a specific timeframe to be agreed as part of budget process

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

# RISK ASSESSMENT

TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK 6						
OTHER CONSTRUCTION PROJECT RISKS						
RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
6.1 <u>Cost overrun</u> <u>/Programme</u> <u>overrun and</u> <u>related matters</u>	2	2	4	Always a risk in building projects. Relatively simple construction programme.	Costs estimated through architectural estimates at "stage c". It should be noted that the estimates are at "stage c" between a ratio from stage A to stage G. This is a reasonable level of cost estimate produced by a chartered quantity surveyor against the written brief. To proceed to stage D would require further fees earmarked by the City Council. However, this is a reasonably simple project.	Budgeted including contingency but will require review.

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

<b>RISK 5</b>						
<b>COMMUNICATIONS</b>						
<b>RISK</b>	<b>IMPACT</b>	<b>LIKELIHOOD</b>	<b>TOTAL</b>	<b>ISSUES / MITIGATIONS</b>	<b>MONITORING</b>	<b>COST RANGE</b>
5.1 <u>Public Consultation and Scrutiny</u>	2	2	4	→ Establish Friends of Talkin Tarn + benefits. → Work in partnership with Cumbria Wildlife Trust. → Other external grant sources.	Communications team involved. Meetings proposed for October for stakeholders. Special Community Overview and Scrutiny suggested.	Internal

\*NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

TALKIN TARN ESTATE PROJECT 2004 - 2009

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<b>RISK 4</b>						
<b>LONG TERM ISSUES</b>						
<b>RISK</b>	<b>IMPACT</b>	<b>LIKELIHOOD</b>	<b>TOTAL</b>	<b>ISSUES / MITIGATIONS</b>	<b>MONITORING</b>	<b>COST RANGE</b>
4.1 <u>Lack of General Management Resource</u>	3	3	9	Employees Water Landscaping Promotion Boat rescue General services Management & Admin	Costs reviewed with implications for City Council. Reflect appropriate risks concerning health & safety.	Included within budget
4.2 <u>Inadequate Road Access</u>	1	1	1	Maintenance of access road.	Facilities Management	Included in budget
4.3 <u>Café</u>	2	2	4	Accounts from County received. Business development consultant with knowledge of catering industry advised that it is a going concern.	Project manager to process.	Cost neutral -- should provide additional income over time.

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
3.4 <u>Inadequate Car Park</u>	2	2	4	Assumed general upgrading rather than wholesale re-surfacing.	Warden's to enforce with appropriate measures after training	Included in estimates.

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
4. Educational Facility	3	3	9	Current facilities failing. Replace either with new block or extension to café in sympathetic materials. Can produce income.	Refer to architect's scheme.	Costs estimated
5. Storage	1	1	2	Current facilities failing. Upgrade.	Refer to architect's scheme.	Costs estimated
6. Farlam Boathouse	3	3	9	Current facilities failing – cordoned off to public. Suggest underpin and upgraded as a bird hide in partnership with Cumbria Wildlife Trust rather than demolition.	Refer to architect's scheme.	Costs estimated
3.3 <u>Decline in General repair and maintenance / cleaning.</u>	2	2	4	Proactive repair and maintenance budget required for:- Repair / maintenance buildings Car Park Utilities Rates Cleaning	Facilities Management.	Costs to be budgeted.

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

TALKIN TARN ESTATE PROJECT 2004 - 2009

<b>RISK 3</b>						
<b>EXISTING SITE AND BUILDING CONDITIONS</b>						
<b>RISK</b>	<b>IMPACT</b>	<b>LIKELIHOOD</b>	<b>TOTAL</b>	<b>ISSUES / MITIGATIONS</b>	<b>MONITORING</b>	<b>COST RANGE</b>
<b>3.1 Inadequate Services</b>	<b>1</b>	<b>1</b>	<b>2</b>	Drainage – septic tank / bio-disc system. Electric's – electrical / mechanical costs included. Water Gas – Café uses bottled gas.	Building surveyor's report commissioned as basis for estimates. Investigations and estimates verified via architects.	Costs included in capital budget.
<b>3.2 Failing Buildings</b>						
<b>1. Toilets</b>	<b>3</b>	<b>3</b>	<b>9</b>	Current facilities failing. Replace with new block. Café has its own facility.	Architect's plans and estimates provided.	Costs included
<b>2. Café</b>	<b>2</b>	<b>2</b>	<b>4</b>	Current building in reasonable condition but use could be intensified by shop on the ground floor. Disabled adaptations required.	Planning permission and building regulations approvals required.	Within total budget.
<b>3. "Look out" / Boathouse improvements</b>	<b>2</b>	<b>2</b>	<b>4</b>	Need to improve club facility. Best place is Boathouse.	Improvements, to include possible Cumbria Wildlife Trust shared use.	Costs estimated.

★NB:

1. Low Risk
2. Medium Risk
3. High Risk



## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
<b>2.7 Human Accidents Concerning Tarn itself</b>  ie  Bathing / paddling  Boating: Formal Informal Frozen water Children's visits				Risk of people drowning.  Assume an aim as an environmentally friendly resource – and not an intensification of sports.	1. Additional staff resources budget. 2. Risk assessment required from appropriate specialist. Initial health & safety report obtained. 3. Consistent protocol to be introduced. 4. Updated "look out" required over lake. 5. Rescue boat requires essential manning / maintenance. 6. Regular hire boats maintenance essential. 7. Indemnity's to be reviewed. 8. Safety equipment to be reviewed. 9. Ban public bathing. 10. Signage. 11. To be included in duties of new staff.	Health & Safety issues included in resource projections for increased staffing.  Costs need to include additional staffing, health and safety issues and improvement.
	3	2	6			
	3	3	9	The two formal clubs (sailing / rowing) are well-established and frequent users. Require consistent protocol / appropriately qualified instructors. There is also franchised boat hire facility. Although there is a rescue boat, it may not always be manned. Informal use of the lake needs careful management. There is a general landowner's duty of care. School visits to have appropriately trained personnel.		
	3	3	9			
	2	2	4			
Vandalism	2	2	4	Council assume be able to devolve boat hire Health and Safety through franchising.  People could be at risk from drowning under the influence of alcohol. Propose gate at entrance to estate to be locked after hours. Emergency services to have key for access.		

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
<b>2.4</b> <u>Difficult Neighbour relations</u> Boundary fences / rabbits / agricultural tenancy issues / livestock	1	2	2	Capita undertake fencing management. Fencing conditions survey carried out 2004 – good standard generally. Farmers complain about rabbits: needs to be managed effectively.	Co-ordination between Council, Capita and farmers.	To be included in management fee budget.
<b>2.5</b> <u>Foot &amp; Mouth Disease Recurrence</u>	3	1	3	Talkin Tarn is a discreet area; no livestock were present in 2001 outbreak.	Contingency plan will be required in case of outbreak.	Not able to estimate
<b>2.6</b> <u>Animals Chasing Humans</u>	1	1	1	The uses between leisure / access / agriculture require careful management.	User information. Refer to Environmental Impact Statement.	To be in management budget.

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
<b>2.2 <u>Falling &amp; Fallen Trees</u></b>				Trees require maintenance, especially over footpaths and car park. Consultant's report recommends actions..	Environmental Impact Statement.	Capital + Revenue estimates.
1. Over pathways.	1	1	1			
2. Generally	1	1	1			
<b>2.3 <u>Inaccessibility to the Public</u></b>				Paths in reasonable order and do not require much upgrade. Recommend a better level of standard from car parking to just outside the café. Accept that the rest of the park will not be entirely DDA compliant. Improve signage for access for disabled users. Café needs improvements.	5-year plan for footpath upgrade and annual maintenance. Ramps / lift to café as part of building improvement.	Capital + revenue budget estimates.
1. General maintenance	1	1	1			
2. Disabled Discrimination requirements	1	1	1			
3. Rights of Way	1	1	1	Absolute requirement around the Tarn	Legal agreement to include appropriate rights of way. Public footpath around Tarn now designated (2004).	Minimal

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK 2						
PROJECT SPECIFIC RISKS						
RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
2.1 <u>Water Quality</u>  Poor and deteriorating water quality (particularly blue/green algae).					Educate visitors:	
1. Human contact	2	2	4	Can feel ill / sick if digested. Signage / information – ban swimming	1. Signage – no swimming	Capital + revenue proposed in budget
2. Domestic animals	3	3	9	May harm animals.	2. Aeration system with Environment Agency approval.	
3. Livestock	2	2	4	May harm animals.	Agree appropriate protocol. Close liaison required with users and farmers.	
4. Run off	1	1	2	River Gell contains algae, but diffused. Droughts and floods not considered a problem.	Also refer to Environmental Impact Statement.	
5. Image / Reputation	3	3	9	As a community resource, its attractiveness is directly related to the water quality. Not unique to Talkin Tarn – best practice being developed in Lake District.	Need to manage expectations. There is no guarantee and likelihood that blue green algae will be eradicated. A silt extraction would be prohibitively costly.	

★NB: 1. Low Risk  
2. Medium Risk  
3. High Risk

## RISK ASSESSMENT

TALKIN TARN ESTATE PROJECT 2004 - 2009

UPDATED 15 SEPTEMBER 2004

RISK 1 NO PROJECT MANAGEMENT						
RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
1.1 Lack of project management and detailed co-ordination.	3	3	9	Follow Council's protocol on large projects by appointing project manager through tender process.	Budget proposed to appoint external project manager.	£25,000.

★NB:

1.	Low Risk
2.	Medium Risk
3.	High Risk

15 September 2004

**APPENDIX I**

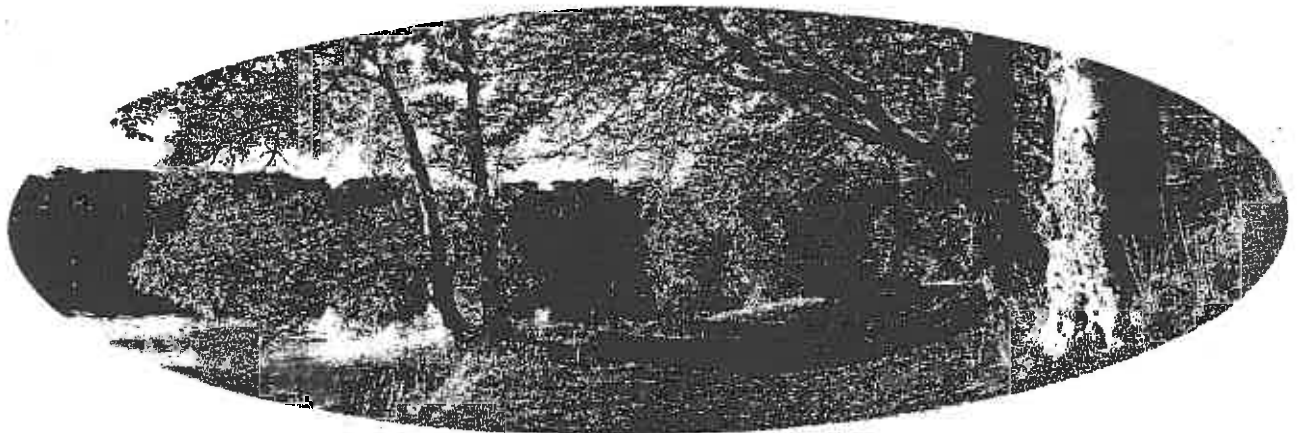
**CORPORATE BUSINESS CASE & ARCHITECT'S DRAWINGS**

**APPENDIX I**

**CORPORATE BUSINESS CASE  
AND  
ARCHITECT'S DRAWINGS**

# TALKIN TARN ESTATE CORPORATE BUSINESS CASE

Talkin Tarn Project Team



August 2004

CARLISLE  
CITY COUNCIL



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***"A good authority that is making progress on improving the quality of life for local people"***



**TALKIN TARN ESTATE  
CORPORATE BUSINESS CASE**

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## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

### **1. THE OPPORTUNITY AND BROAD LINKS WITH COUNCIL STRATEGIES**

#### **Introduction**

- 1.1 The transfer of Talkin Tarn and the surrounding landed estate provides Carlisle City Council with a significant opportunity to invest and manage a naturally beautiful resource for the well being of the area.
- 1.2 Particularly, to reaffirm its community leadership role in accordance with the Council's powers as stated in the Local Government Act 2000: 'Promotion of Well-being' - the promotion or improvement of the economic, social and environmental well-being.
- 1.3 Talkin Tarn is a well known country park, used by about 250,000 visitors per year,<sup>1</sup> for both active recreational pursuit and quiet walks through mature woodlands. Positive links can be made between the Council's own objectives and priorities and the use of the Tarn. These include:
- ★ Making the best use of our heritage and natural surroundings (as identified in the Council's Parks and Countryside Strategy).
  - ★ Improving Carlisle's image locally, regionally, nationally and internationally (as identified in the Corporate Plan 2004 – 2007).
  - ★ Promoting a healthy lifestyle across all ages (as identified in the Council's Physical Activity and Sports Strategy).
  - ★ Developing and promoting tourism initiatives (with specific links to the Hadrian's Wall offer as identified in the Tourism Plan).
  - ★ Supporting the Council's Rural Strategy and rural proofing.
- 1.4 The potential use of the Tarn provides the opportunity for the Council to commit itself to long-term investment, including:
- ★ Development of facilities which enable curricular based activities for pre-school, primary, special and secondary school pupils.
  - ★ Staff development facilities for support staff.

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<sup>1</sup> Bowles Green Partnership – Talkin Tarn Country Park Feasibility Study – Final report to Cumbria County Council – December 1999.

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

- ★ Development of facilities for children and young people.
- ★ Development of commercial activities.
- ★ Establishment of adult community education programmes.

1.5 This business case outlines the community needs and proposed scheme to regenerate Talkin Tarn as an ideal and sustainable country park.

1.6 Particularly, the objective is to provide informal countryside recreation, balanced with sound habitat and interpretation of the natural environment, and increase community awareness.

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### 2. THE IMPACT UPON DELIVERY OF CORPORATE OBJECTIVES

- 2.1 The Council's Corporate Plan <sup>1</sup> identifies objectives and priorities for action relating to parks and open spaces based on extensive consultation. The Council's mission is:

*"To ensure a high quality of life for all in both urban and rural communities".*

- 2.2 The main corporate objective which directly links to the Talkin Tarn scheme is:

***Improve cultural, leisure and sporting facilities***

**Improvements in cultural, leisure and sporting facilities have a positive knock-on effect in many areas of local life. They increase the attractiveness of Carlisle area as a place to live, visit and move to.**

- 2.3 The Parks and Countryside Strategy <sup>2</sup> is the lead for this project. The Council, as the owner of parks and green spaces, has the essential stewardship role of ensuring that these assets are managed and maintained for the enjoyment of present and future generations. The Council has a significant track record.

- 2.4 Particularly,

- ★ Providing safe, clean parks and open space to a high standard.
- ★ Providing informal countryside recreation, balanced with sound habitat management and interpretation of the natural environment, and increase community awareness.

- 2.5 This strategy then sets out many themes where the Talkin Tarn project will add value:

#### 2.5.1 Countryside sites

- ★ The Council already owns and develops: Kingmoor Nature Reserves, South, North and The Sidings, Kingstown Wildlife Pond, Knowefield and Hadrian's Wood, Petteril Valley, Cummersdale Holmes, and Engine Lonning.

<sup>1</sup> Carlisle City Council Corporate Plan 2004 – 2007 : Creating a Brighter Future

<sup>2</sup> Carlisle City Council Parks and Countryside Strategy

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

- ★ Community involvement is actively pursued through the Friends of Kingmoor and Engine Lonning and conservation volunteering opportunities with the British Trust for Conservation Volunteers.

### **2.5.2 Activities and events**

- ★ A young persons nature group, Wildlife WATCH, has been running for a number of years.

### **2.5.3 Interpretation**

- ★ Leaflets are available with an audio tape guide. Static interpretation is provided.

### **2.5.4 Partnership Working**

- ★ The Council works closely with its partners:
  - a) East Cumbria Countryside Project
  - b) The Countryside Agency
  - c) The Forestry Commission
  - d) British Trust for Conservation Volunteers
  - e) Cumbria Wildlife Trust
  - f) Solway Rural Initiative
  - g) The Environment Agency
  - h) English Nature
  - i) Cumbria County Council

### **2.5.5 Access for All**

Experience at the City Council includes:

- a) The long term management of nature reserve and conservation of species using management planning.
- b) The production of interpretative material and the organisation of countryside events and educational activities.
- c) Bringing neglected habitats under management with recognised techniques and to provide advice and assistance to allow others to do the same.
- d) Developing community awareness and involvement in conservation issues.
- e) Maintaining a system of paths and recreational routes.
- f) Planting new woodland.

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

- g) Achieving Green Flag status and Britain in Bloom.
- 2.6 The City Council will sensitively manage the process of change, undertaking consultation with local interest and community groups during the preparation of plans. <sup>1</sup>.
- 2.7 There are many different community groups within Carlisle who all use the parks and countryside. An important element of service provision is the involvement of the community in the provision of facilities and the staging of events.
- 2.8 Involving the public in the process of change is considered an essential aspect of good management. Resourced properly, there is scope to expand the current range of public consultation and involvement, eg Friends of Talkin Tarn, volunteer tree planting and staging / managing events. Schools are seen as a major user group of parks and are to be targeted.
- 2.9 User groups include:
- ★ Local schools and colleges
  - ★ Sports clubs
  - ★ Community groups
  - ★ Events organisers
  - ★ Natural history groups
  - ★ Special interest groups, ie orienteering, sailing, rowing
- 2.10 The City Council aims to ensure the provision of appropriate and additional facilities through its Asset Management Plan <sup>2</sup> and support services in order to accommodate customer needs and to increase levels of use.
- 2.11 **Personal Safety and Security**
- 2.11.1 The City Council takes reasonable steps so that the parks and countryside are attractive and safe for all to enjoy and to produce specific measures to meet the needs of vulnerable groups. <sup>3</sup>

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<sup>1</sup> Carlisle City Council: Democratic Engagement Best Value Review: Consultation Strategy August 2004

<sup>2</sup> Carlisle City Council: Asset Management Plan 2004 - 2007

<sup>3</sup> Carlisle City Council: Health and Safety Strategy July 2004

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

- 2.11.2** A sense of personal safety and security among park users is paramount. A feeling of personal safety is a key factor.

### **2.12 Dogs in Parks**

- 2.12.1** The City Council publicises and promotes measures to address dog fouling and control of dogs.

- 2.12.2** Walking of dogs do cause problems. Dog fouling is a major issue and recent surveys and research confirm this.

- 2.12.3** The introduction of the "Dogs (Fouling of Land) Act 1996 has helped in solving the problems associated with dog fouling. All parks and open spaces owned by the City Council, unless specifically omitted, are covered by this Act. This means that any person refusing to clear up after their dog shall be liable to a fixed penalty.

### **2.13 Marketing of Parks and Countryside**

- 2.13.1** Particularly, events bring communities together. The support and promotion of events is therefore an important part of the Council's role.

### **2.14 Staff Availability and Training**

- 2.14.1** The City Council provides a user friendly, customer orientated service which fully develops and promotes use through the provision of well trained staff.

- 2.14.2** The management of parks and green spaces require a broad skills base with specialised expertise and knowledge, much of which is presently available at the City Council and East Cumbria Countryside Project.

### **2.15 Sustainability**

- 2.15.1** The City Council will put sustainable principles into practise, by identifying its natural assets providing for and encouraging their protection, management and enhancement for future generations.

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### 3. COMMUNITY NEEDS

- 3.1 Since the early 1990's, the public's views on the usage of the parks, the level of maintenance and safety concerns have been sought.
- 3.2 These have covered the provision and use of parks and green spaces, sports provision and facilities, playgrounds and other subjects such as refreshment sales and toilets.
- 3.3 Surveys identified the following issues and public comments.<sup>1</sup>

#### 3.3.1 Perceptions

- ★ What influenced people's perceptions and deterred them from using parks and green spaces?

##### A Poor Public Image

- Lack, or poor condition of facilities, especially seats, toilets and play opportunities for children.
- The incidence of anti-social behaviour. The potential for conflict between children and adults is often cited, but there are increasing concerns over undesirable characters and "stranger danger".
- Concerns about dogs and dog mess.
- Safety and other "psychological" issues including feelings of fear and vulnerability based on experiences and perceived concerns. This applies not only to people's own personal fears, but also especially to fears for their children.
- Environmental quality issues such as litter, graffiti and vandalism.

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<sup>1</sup> 2002 University of Sheffield and Groundwork UK on behalf of the DTLR's Urban Green Spaces Taskforce.



## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### 3.4 The Ideal Park

3.4.1 The University of Sheffield's research also posed the question "what makes the ideal park"?

- ★ Variety. "Its good to have many different experiences – meadows, formal area, water".
- ★ Vegetation: trees, greenery and flowers.
- ★ Water in all its forms: fountains, lakes, ponds, streams and waterfalls.
- ★ Sensory stimulation, scent and colour.
- ★ Opportunities for play.
- ★ Provision for young people.
- ★ Comforts such as seating, shelters and toilets.
- ★ Attractive catering offer.

3.4.2 Talkin Tarn has the real potential to become such an ideal park.

### 3.5 Talkin Tarn Customer Attitudes Survey <sup>1</sup>

3.5.1 *Reasons for visit.* When asked to say why they visited Talkin Tarn (no prompts), the most common response from visitors was for "walking and / or fresh air" (70% of respondents). 33% of responses mentioned scenery or views, and 20% mentioned the tea-room. The full analysis is:-

★ Walking / fresh air	70%
★ Scenery / views	33%
★ Tea room	20%
★ Dog walking	12%
★ Rowing / watersports	10%
★ Woodland visit	6%
★ Disabled access	6%
★ Photography / painting	3%
★ Feed the ducks	3%

NB. Figures do not total 100% as some respondents mentioned more than one factor.

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<sup>1</sup> Placement student research, Cumbria Institute of the Arts, 2000

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

**3.5.2** *First Impressions.* When asked about their first impressions, with no prompts, the most common response (25%) was the natural beauty of the setting. Next was the fact that the site was "busy" (20%). Ample car parking attracted 16% of comments, while on the other hand the pot-holes were the first thing noticed by 12% of respondents. In descending order the full list was:

- ★ Natural beauty of the countryside
- ★ Busy nature of Site
- ★ Ample car parking
- ★ Pot holes
- ★ A big lake
- ★ Lack of visitor information

**3.5.3** *Unfulfilled wants.* When asked what additional facilities / activities visitors would like to see at Talkin Tarn, the following suggestions were put forward:-

- |                                  |     |
|----------------------------------|-----|
| ★ More watersports events        | 32% |
| ★ More wildlife walks / events   | 27% |
| ★ Camping / caravan improvements | 14% |
| ★ Concerts                       | 14% |
| ★ Craft events                   | 14% |
| ★ Barbecues                      | 14% |
| ★ Older children's play area     | 9%  |
| ★ Spiritual experience           | 4%  |

**3.5.4** However, a significant minority of people (18%) said that they would prefer not to see any new facilities or events as they might "spoil the peace" or "spoil the beauty".

**3.5.5** *Satisfaction ratings.* Existing provision was rated in a very simple, 3-point format (good, fair or poor). Assuming that a "good" or "fair" rating equates to being satisfied, the significant results were:

- |                                  |     |
|----------------------------------|-----|
| ★ Paths (condition, use-ability) | 96% |
| ★ Seating (condition, quantity)  | 88% |
| ★ Safety (provision)             | 85% |

**3.5.6** *Casual Users.* The visitor experience for those visiting for informal activities is poor chiefly as a result of lack of investment in the infrastructure of the site - much of which is dated and in need of repair or replacement.

# TALKIN TARN ESTATE CORPORATE BUSINESS CASE

## 3.5.7 Summary - Visitor Experience Issues – Casual Users <sup>1</sup>

Issue	Action Required
Poor welcome.	Install new welcome / information panels at entrance to car park.
Lack of visitor information and interpretation.	Produce interpretative plan and install interpretation / information.
Toilets in poor condition.	Demolish and build new toilets / showers.
Lack of benches, existing benches in a poor state of repair.	Replace existing benches, add new benches at intervals around the Tarn.
Poor disabled access around Tarn.	Repair and widen footpaths. Rebuild kissing gates to enable wheelchair access. Consider facilities for visually impaired and other disabilities. Undertake disability audit. <sup>2</sup>
Education room in poor condition.	Demolish and build new education facility.
Camp site facilities inadequate.	Provide washing up facilities. Provide wc / showers near / on the site.
Uncontrolled barbecues and fires.	Provide a barbecue / camp fire area. Remove or locate incineration area.

<sup>1</sup> Bowles Green Partnership – Talkin Tarn Feasibility Study 1999

<sup>2</sup> Now undertaken for City Council by Hyde Harrington Property Consultants April 2004

# TALKIN TARN ESTATE CORPORATE BUSINESS CASE

## 3.5.8 Summary - Visitor Experience Issues – Sports Users <sup>1</sup>

Issue	Action Required
Proliferation of pond weed restricts lengths of bank availability for angling and rowing.	Selective cutting of pond weed.
Proliferation blue green algae.	Ecological remediation. <sup>2</sup>
Sailing club have no base with view of lake from which to manage events / safety.	Make Boathouse available for use by sailing and other clubs.
Nowhere for clubs to meet, hold prize giving etc.	Provide use in proposed new education room.
Poor drainage in area where sailing club stores boats.	Improve drainage.
Congestion and vehicle movements potential danger to pedestrians in area behind boathouse.	Management of vehicle access.
Some conflict between anglers and people walking around the Tarn.	Install angling platforms.
Overhanging trees a problem for anglers when casting.	Selective tree cutting.
Lack of communication between clubs.	Install clubs' notice board. Hold regular user forum meetings.
Requirement to provide safety boat cover restricts sailing club members ability to qualify in race series.	Allow sailing club members to drive rescue boat.
Rowing club boathouse roof lights overgrown with moss.	Clean moss from roof.
No back up in event of rescue boat failure.	Obtain back-up boat and staffing.
Rescue boat unreliable.	Overhaul or replace rescue boat. Implement rescue boat maintenance system.

<sup>1</sup> Bowles Green Partnership – Talkin Tarn Feasibility Study 1999

<sup>2</sup> Carlisle City Council – Environmental Advice Centre report 2004

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### 4. ASSESSMENT OF FIXED ASSETS

#### 4.1 General

- 4.1.1 Talkin Tarn estate is located in the East Cumbria countryside, 12 miles east of the sub-regional centre of Carlisle and 1 mile south of the town of Brampton. The park comprises 74.85 hectares (185 acres), including a 26 hectares tarn (65 acres) surrounded by mature woodland, farmland and wet grassland. There is a café, shop, rowing club building, education portacabin, two boathouses and an area designated as a campsite.

#### 4.2 Natural Heritage

- 4.2.1 Most of the site area is within Talkin Tarn Country Park and covered by open water (26 ha). The estate also includes ancient broadleaf woodland (8 ha), Scot's pine plantation (0.75 hectares), marshy grassland (2.25 ha) and a small area of wet heath (2.5 ha). The wet heath is managed under the Countryside Stewardship Scheme and is enclosed and lightly grazed by sheep to promote heather regeneration. The habitat is good for invertebrates and supports a relatively large population of fox moth.

- 4.2.2 Approximately one hundred bird species have been recorded in the park including barn owl, great northern diver, crossbill, wood warbler, osprey and hen harrier. In summer the Tarn is heavily used for recreational purposes and highly disturbed. In mid-winter the Tarn is of county importance for goosander, and many years supports enough birds to be of national importance. Large flocks of brambling are regular winter visitors to the large beeches.

- 4.2.3 Breeding bird species include tufted duck, canada goose, common sandpiper, grey wagtail, redstart, wood warbler and tree pipit. Passage birds include avocet, green and wood sandpiper, greenshank, black-tailed godwit, dunlin, turnstone, black tern and little gull.

- 4.2.4 The nationally scarce and declining sword-leaved helleborine is present at this site in good numbers. The Tarn also supports the nationally scarce longstalked pond weed and red squirrel.

- 4.2.5 Key issues for conservation management at the Tarn are: <sup>1</sup>

Item	Objective	Risk Category	Impact
Sword-leaved helleborine	Maintain and increase colonies.	Reputation	Low
CCS	Transfer CCS to City.	Financial	Medium
WGS	Submit successful application	Financial	Medium

<sup>1</sup> East Cumbria Countryside Project

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

Item	Objective	Risk Category	Impact
Water quality	Improve, eliminate nutrient sources	Health & Safety	Medium
Biodiversity	Maintain and enhance	Reputation	Medium / high
Tree health	Make safe	Health & Safety. Financial (litigation)	Medium / high High
Water weeds	Create clear water areas for boating	Health & Safety. Financial	Medium / high Medium

### 4.3 The Built Environment

#### 4.3.1 The current built environment contains:-

- (1) Tea room - A substantial building of two-storeys, of stone and pitched slate roof construction overlooking the Tarn containing a tea room and gift shop in good structural order but requiring some remedial repairs and disabled access adaptations.
- (2) Two boathouses - adjoining the Tarn itself, both of stone and pitched roof construction, which require considerable repair, particularly that boathouse known as Farlam where major underpinning is required.
- (3) A stable / storeroom - of timber and pitched roof construction in a very poor condition requiring replacement.
- (4) Store – occupied by the Talkin Tarn Amateur Rowing Club, of mono pitched roof and timber and concrete walled construction, in reasonable condition.
- (5) Public toilets – a timber walled and tiled pitched roof constructed, detached building with adjoining septic tank in the grounds of the estate of extremely poor construction, requiring replacement.
- (6) Warden's office and education facilities – a portacabin of timber construction with a flat roof in a very poor condition requiring replacement.
- (7) Car park – of gravelled surface, in barely adequate order and requiring continual maintenance.
- (8) Unadopted highway access – from the main road to the site.
- (9) Footpaths – in reasonable order but requiring adaptation for disabled access legislation requirements in part and then continual maintenance.

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

- (10) Services – electricity and water connections but no gas nor mains sewerage system.
- 4.4 Cumbria County Council own the freehold in perpetuity. A report on title considers that it is marketable. The transfer document will be free of restrictions upon use. There are covenants relating to title, none of which are unusual. <sup>1</sup>
- 4.5 As a community asset and without the hotel, the estate has a nil market value according to the Royal Institution of Chartered Surveyors Appraisal and Valuation Standards. <sup>2</sup>
- 4.6 As a commercial entity, subject to planning permission being forthcoming in the future, the asset could potentially be worth a positive value.
- 4.7 The proposal is that it shall be transferred from the County Council subject to a dowry for five years to cover some of the costs of maintenance on the assumption that the City Council manages the asset as a community resource. The County Council proposes to retain the hotel which in itself is of considerable market value in the current economic circumstances.
- 4.8 The estate has significant cultural and ecological value – similar to other City Council community assets such as its parks and countryside over the long term.

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<sup>1</sup> Cumbria County Council – report on title 16 January 2004

<sup>2</sup> District Valuer report to Carlisle City Council March 2004

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

### **5. INVESTMENT SCHEMES**

#### **5.1 Scheme Concept**

- 5.2** Carlisle City Council proposes to take ownership and responsibility of the Talkin Tarn estate and then invest in its refurbishment, renewal and environmental enhancement through a proactive strategy.

#### ***Overall objectives:***

- (1) To retain public ownership and access of the Talkin Tarn estate by transferring it from the County Council to the City Council.**
- (2) To provide enhanced facilities for the public through a general refurbishment and upgrade of the buildings.**
- (3) To improve public access and comply with Disabled Discrimination legislation by upgrading appropriate footpaths and car park.**
- (4) To improve the ecological and environmental aspects of the estate.**
- (5) To bring forward proactive management which promotes various Carlisle City Council corporate objectives in relation to leisure, culture, environmental and educational themes.**

#### **5.3 Outline**

- 5.3.1** The freehold title of Talkin Tarn estate will transfer from the County Council to the City Council during the financial year 2004/05.

- 5.3.2** A programme of building works will commence to update the estate to a standard similar to City Council assets over a period of 3-years: particularly, to enhance visitor facilities, including:-

- New toilet facilities.
- New classroom facilities.
- Improved warden and club facilities.
- Refurbished café and gift shop area.
- Works to improve public access.
- Enhanced footpaths and rights of way
- Improved car parking for visitors.
- Security measures after dark.
- Safe area for children



## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### 5.3.3 A proactive management ethos to be introduced on site, including:-

- Transfer the existing full time staff to the City Council, known to be 3 officers incorporating them as part of the team to run the services that the estates provides.
- Enhanced staffing, particularly in relation to ecological management and a sense of safety, security and well being.
- The improvement of children's and adult's community education programmes.
- Reducing vandalism where possible.
- Reducing anti-social behaviour by working with Community Police.
- Litter bins to encourage dog walkers to deposit wrapped waste in them.
- Dog bans in the children's play area.

### 5.3.4 A five-year management plan for the estate to encompass:-

- Making the best use of the heritage and natural surroundings.
- Helping to improve Carlisle's image.
- Promoting a healthy lifestyle.
- Developing and promoting tourism initiatives.
- Developing educational activities.
- Supporting the Council's rural strategy.
- Promoting the estate on the web.
- Other proactive marketing.
- News leaflets.
- Community and school events.

### 5.3.5 A programme of ecological works to safeguard the estate for the long-term benefit of the local community and wildlife, including:-

- Improving water quality generally.
- Taking action to minimise the affect of blue-green algae.
- Appropriate and sensitive tree surgery and woodland management.

#### Proposals will include:-

- ★ *The planting of native species.* It is Council policy that where possible only native tree species shall be planted and sourced locally.
- ★ *Procurement of new products.* When considering new products the Council will investigate the sources of material used and if these materials are from a sustainable source and if possible to use materials that have been recycled.

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

- ★ *Reduction in the use of pesticides.* The City Council will keep the use of pesticides to a minimum. Prior to pesticides being used within open spaces an assessment is carried out to investigate alternative methods of eradicating the problem.
- ★ *Fly tipped rubbish.* All fly tipped rubbish to be removed within 48 hours of notification and to work with partners such as the Environment Agency to identify the perpetrators.
- ★ *Waste management.* The Council recognises the environmental impact of the tipping of all waste and will therefore reduce, recycle or reuse wherever possible. Where possible any timber that can be left will remain on site as a habitat pile, eg for hedgehogs.
- ★ *Fuel economy.* The use of vehicles will be kept to a minimum and only journeys made that are absolutely necessary. A number of vehicles are already fuelled by LPG.
- ★ *Pollution.* The City Council will seek to protect its sites from pollution and take action where appropriate.
- ★ *Raising public awareness.* The Council will raise the public's awareness of the importance of sustainability and the environment.
- ★ *Local Agenda 21.* Adhere to the 12 aims as outlined in the Carlisle LA 21 Strategy

5.3.6 The retention and improvement of a café facility.

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### 5.4 Building Project Specification

#### 5.4.1 Three schemes are suggested in order to consult on the best solution

##### **Scheme 1**

The replacement or refurbishment of existing facilities on the same footprint as that which currently stands at the estate: ie:-

##### Generally:-

- Demolition of the existing public toilets and replacement with new permanent facilities.
- Demolition of the existing classroom portacabin / warden's office and replacement with new portacabin style facilities of the same size.
- Upgrade of the existing café to comply with Disabled Discrimination legislation (with a possible intensification of use on the ground floor to create space for a small gift shop of about 30 sq m).
- Demolition of the existing sheds / container and construction of a new storage facility.
- General refurbishment of the main boat house into a warden's office.
- Basic minimum refurbishment and underpinning of the small Farlam boathouse into a hide for bird-watching. (No services).
- Car park and footpath works.

##### Specifically:-

- Gents toilets – 2 urinals, 3 WC compartments – wash hand basins, 1 shower.
- Ladies toilets – 3 WC compartments, 1 shower – wash hand basins.
- Disabled toilet – Radar Key access.
- Gents and Ladies should have baby change facilities and electric hand dryers.
- Frost protection is required as toilets open throughout the year.
- Alex Boathouse:-
  - Convert upper floor into spaces for warden's room – electricity and phone services only will be required. Build in cupboards for storage of equipment etc. (No toilet facilities).
  - Lower wet dock to be accessed via new doorway at ground level at side of building – the flight of wooden stairs between the wet dock and first floor to be removed. Not for use within this review.

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### Scheme 1 - continued

#### ● Farlam Boathouse:-

- Basic modification for use as a wildlife hide, basic seating and viewing facilities required, not for wheelchair access in this review.
- Make secure wet dock area below.
- Services not required.

### Tea Room

- Ground Floor - Below Tea Room:
- Schemes 1 – 2, minimum maintenance, for consideration as small shop. Fixtures and fittings by franchise.

#### Showers:

- (1) Minor decorations.

#### Tea Room (including former warden's flat area):

- (1) Consider modifications to the present layout to achieve maximum use and potential for the team room area. Scheme 3.

#### ● Sewerage Disposal

The existing system – the relationship between the bio disc plant and the old septic tank next to the present toilet block needs established and depending on the findings the whole system modified to make sole use of the bio disc plant. Limited to new pipe-work connections.

#### ● Car Park / Access Road

- (1) Car park area should be improved in a style in keeping with the rural surroundings, ie suitable compacted hardcore finish with treated timber edges as appropriate / necessary.
- (2) The access drive should be repaired, pot holes filled and the local repairs resurfaced. It is not considered that edging is required to the drive at the present time (however, advice would be welcomed on the above proposals).

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### Scheme 1 – continued

- (3) Car park charging meters to be introduced. (Budgets based on free issue).

### Scheme 2

The renewal of existing facilities partly on a new footprint adjoining the café building to the rear and partly through existing refurbishment: ie:-

- Demolition of existing public toilets.
- Demolition of existing classrooms / warden's office.
- Demolition of existing sheds / container.
- Extension of café building to the rear to incorporate:-
  - new public toilets and shower facilities.
  - new classrooms / conference.
  - gift shop facility refurbishment.
  - new storage facility.
  - Rural business space (minimum services) ground floor rear.
- refurbishment of the main boathouse into a warden's office.
- refurbishment and underpinning of the small Farlam boathouse into a hide for bird-watching.
- car park and footpath works.

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### Scheme 3

A reasonable increase in the capital budget to provide architectural freedom to express own vision and requirements, but it might include some of the following suggestions:

#### Tea Room (Main Boathouse complex)

- (1) Modify to provide refreshment sales outlet – basic tea / coffee, pre-packed sandwiches etc.
- (2) Also provide provision for a small office with sales counter for boat hire and storage for life jackets etc. Consider deck area extending out from under veranda with tables / chairs for customer use.
- (3) Consider ideas for providing a small under cover visitor reception area with interpretation and exhibits at front of the building facing the Tarn.

#### Classroom

Build new classroom complex onto existing tea room building at first floor level (public toilets, showers below).

#### Storage

Build new as Scheme 2.

#### Public Toilets

Build as part of the complex at ground floor level within old sailing toilet footprint.

#### Visitors' Information Entrance

Build on the front elevation with roof used as balcony for tea room.

#### Existing Main Building Toilets

Refurbished / amended to provide small retail unit fit out by franchisee.

#### Alex Boathouse & Farlam Boathouse

Modify as Scheme 2.

#### Tea Room (as per main list Scheme 2)

Including 2 person lift.

Minimum hard landscaping, ie footpaths as Architect's drawings.

Disabled drop off point to rear (no tarmac).

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

**5.4.2** A building facilities management ethos will be introduced to maintain the fabric properly with ongoing revenue costs, similar to the way other City Council assets are managed in accordance with the Council's Asset Management Plan.<sup>1</sup>

**5.4.3** Plans of the options are attached at Appendix A and costings have been prepared.

### **5.5 Comparison of Scheme Improvements Associated with Main Building Work**

#### **(1) Scheme 1 compared to existing buildings**

- (a) Improved toilet (new) facilities.
- (b) Improved classroom (new) facilities.
- (c) Improved concentrated storage facilities.
- (d) Creation of retail unit on ground floor.
- (e) Improvements of disabled access.
- (f) Decoration / refurbishment to café.
- (g) Improved hard landscaping to building.

#### **(2) Scheme 2 compared against Scheme 1**

- (a) Reduces security risk compared to isolated buildings in woods.
- (b) Improves energy efficiency.
- (c) Localises services.
- (d) Improved classroom position and status provides greater opportunity for snack/meals revenue to café.
- (e) Concentrates facilities in one location.
- (f) Provides 3 or 4 rural cottage / craft workshops which both attracts new public and interest, whilst providing business opportunities.

#### **(3) Scheme 3 compared against Scheme 2**

- (a) Creates further retail unit and income.
- (b) Creates an information centre / entrance for displays and focal point.
- (c) Provides additional 1<sup>st</sup> floor balcony seating area to restaurant, enhancing viability.
- (d) Further increases overall public interest through selective appropriate retail.

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<sup>1</sup> Carlisle City Council Asset Management Plan 2004 - 2007

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

### **5.6 Environmental Specification**

#### **5.6.1 Water <sup>1</sup>**

**5.6.2** The key will be to improve the water quality and the reduction or eradication of blue-green algae through a long-term restoration and management project. The lake should be maintained and managed so as to reduce the incidence of the algal blooms and increase the amenity and recreational value of the lake and its surrounds. Additionally, the strategy should have the objective of improving the ecology of the lake to add to the ecological diversity and value of the site.

**5.6.3** At present the lake would be liability to any party who takes on its management. Significant costs are associated with the management of such lakes and problems with recurrent blue-green algal blooms are notoriously difficult to resolve. No single management strategy or combination of management strategies can guarantee to completely resolve the issue and even after the implementation of a management plan, blue-green algal blooms may reoccur. However, after undertaking such management strategies the frequency of the algal bloom events could be much reduced by:-

- Installation of an aeration system.
- Planting of marginal emergent plants.
- Management of aquatic vegetation.
- Removal of leaf litter.
- Reduce nutrient enrichment.

#### **5.7 Trees <sup>2</sup>**

**5.7.1** A number of trees require proactive management because of their poor condition and represent a threat to health and safety of the users of the park. In total, 22 trees have been identified as potentially dangerous and need to be removed.

### **5.8 Additional Management**

**5.8.1** In partnership with the East Cumbria Countryside Project <sup>3</sup>, outline proposals for service development will include:

### **5.9 Educational Facility**

- Develop resource pack for schools.

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<sup>1</sup> Ecological report to Carlisle City Council – Environmental Advice Centre April 2004

<sup>2</sup> Arboricultural report to Carlisle City Council March 2004

<sup>3</sup> East Cumbria Countryside Project Strategy



## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

- National curriculum tie-ins.
- Dedicated member of staff.
- Outreach visits to all local schools.
- Improved facilities (equipment etc).

**5.9.1** A member of the on-site staff will have specific responsibility for developing the educational potential of the site. Regular contact with schools and teachers' networks to encourage wider uptake of visits. Programmes to be developed to allow schools to manage their own visits, or use the services of a member of staff.

**5.9.2** Additional elements of the school visit will be offered, for example a picnic lunch.

**5.9.3** To provide added value for the school, activities would have clear tie-ins with the national curriculum.

**5.9.4** The same member of staff will use the experience gained from this development work to widen the "learning experience". Adult education, guided walks and tourist activities would be offered. In school holidays, the resources would be used to provide "play-scheme" opportunities.

### **5.10 Health and Wellbeing**

- Develop site as a hub for "health walks" and related activities.
- Access to wildlife and tranquil countryside.

**5.10.1** Physical activity is increasingly recognised as a major contributor to health promotion, especially in non-sports formats. Various national initiatives have highlighted the benefits of walking as part of a healthy lifestyle. Staff shall provide a "mentoring service" for health walkers, and a regular programme of activities suitable for beginners.

**5.10.2** Mental wellbeing and the management of stress levels would also be addressed. Opportunities for quiet relaxation in the natural setting of the Tarn, which has been demonstrated to counter the effects of stress and promote mental health.

### **5.11 Social Inclusion**

- Develop links with community services in Carlisle.
- Work with Carlisle Disabled Access Forum.
- Contacts with community associations and groups.
- Contacts with ethnic minority communities.

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

- 5.11.1** People from the inner wards of Carlisle may have difficulty in accessing the Tarn, so the Council will work with Community Services to provide specific opportunities, including transport, at specific times.
- 5.11.2** Carlisle Disabled Access Forum to be included in planning improved facilities for disabled people. More information will be provided to assist in planning a visit.
- 5.11.3** People from ethnic minorities are under-represented in visitors to the countryside, and the Council will work to provide information about the opportunities at Talkin Tarn in formats that encourage them to participate with confidence.
- 5.12 Community Involvement**
- Set up mechanisms for public participation in decision making.
  - Organise regular forums and consultations.
  - Liaison with parish councils and voluntary sector groups.
  - Development of website and newsletter.
- 5.12.1** Many local people have expressed an interest in helping to provide better services at Talkin Tarn Country Park. Tarn staff will assist by setting up a "Friends" group, and holding regular sessions in which people can participate. There will be regular consultation and forums through which local people will be able to make suggestions, comments or criticisms. Staff will produce regular newsletters to keep visitors informed.
- 5.12.2** Staff will make regular visits to local Parish meetings to inform Parish Council's on latest and general improvements.
- 5.13 Training and Skills**
- Establish training opportunities.
  - Develop the site as a demonstration site for "best practice".
  - Encourage wider public participation via events.
  - Develop links with existing training organisations.
- 5.13.1** Staff will liaise with colleagues from Newton Rigg, British Trust for Conservation Volunteers, Farming and Wildlife Advisory Group and others to provide opportunities for using the site as a demonstration area, and provide opportunities for "hands-on" training.
- 5.13.2** Tarn staff will demonstrate techniques and examples of best practice in management of the countryside, for example in construction of disabled access paths and techniques of interpretation.

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

### **5.14 Promoting Carlisle**

- Improve the quality of visitor experience.
- Promote Talkin Tarn as a regional destination for day visits.
- Promote Talkin Tarn for day visitors from Carlisle

**5.14.1** The renaissance of Talkin Tarn as a centre of excellence will provide an opportunity to broaden the audience for Carlisle's visitor "offer". Staff will build on the established pattern of visitors from Tyneside, and work to increase the profile of Talkin Tarn as a destination.

**5.14.2** Staff will improve services such as the campsite, activity programmes and recreational opportunities (water sports, orienteering, wildlife-watching) in order to improve the overall offer.

### **5.15 Rural Regeneration**

- Increasing visitor numbers and spend at the Tarn.
- Procurement to assist local enterprise.
- Development of a "shop-window" for local products and businesses.

**5.15.1** Staff will look at ways of increasing the revenue-generating potential of the Tarn in ways that build on its natural attractiveness. It will be promoted as a focal point for rural regeneration, and as a "hub" from which new visitors may be encouraged to explore this part of Cumbria.

**5.15.2** Links with attractions like Hadrian's Wall World Heritage Site and the North Pennines AONB will be actively developed by Tarn staff and managers.

**5.15.3** Partnerships with local producers will be sought, in order to add value to the tea-room and craft retail outlets. Local craft workers will be encouraged to use the site to "show case" their skills (for example, wooden bench seats). Made in Cumbria products will be sold and a Farmers' Market encouraged.

### **5.16 Staffing Roles**

**5.16.1** Talkin Tarn Country Park – Head Ranger. Responsible for:-

- Site management.
- Recreational developments.
- Commercial developments and rural regeneration.
- Formal partnerships.
- Budget and financial planning and monitoring.
- Staff supervision, recruitment and training.

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

### **5.16.2 Talkin Tarn Country Park – Education Ranger. Responsible for:-**

- Educational development and outreach.
- Training developments, liaison and partnerships.
- Community liaison and activities.
- Newsletters, meetings and forums.
- Website development and updating.
- Social inclusion.
- Interpretation, activities and events.

### **5.16.3 Talkin Tarn Country Park – Site Supervisor. Responsible for:-**

- Site security and visitor safety.
- Maintenance of boundaries, drainage systems.
- Environmental management (litter, waste disposal).
- Path and car-park maintenance.
- General site management.

### **5.17 The Café**

**5.17.1** It is proposed that the café will be transferred to the City Council as what is known as a "going concern" as part of the service.

**5.17.2** Being a catering facility, it is vital that the current staff continue in their posts, managed by the Head Ranger.

**5.17.3** There will be some investment in the built fabric, particularly concerning decoration.

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### 6. FINANCIAL APPRAISAL

- 6.1 The capital and revenue implications of each option are in the process of being analysed and discussed at the Council's Strategic Financial Planning Group.<sup>1 2 3</sup>
- 6.2 The schemes costs are outlined in detail in private reports.
- 6.3 In summary, the Council will need to consider the use of resources to meet both revenue and capital implications of the schemes presented. This consideration will be set in the light of the priorities the Council has agreed to deliver in its Corporate Plan.
- 6.4 At this stage it is assumed that the chosen scheme shall be funded wholly from City Council sources. Budgets will need to be identified according to the preferred option.
- 6.5 It should be stressed that there is a risk around the income projections. Whilst a clear methodology has been set out on which income estimates are based this is a new area of charges and there may be some resistance by the public resulting in either temporary or recurring shortfalls. The Risk Assessment raises this also.
- 6.6 In order to keep the operating deficit to the minimum, a number of areas of income need to be considered, for example:-
- (1) Car park charges.
  - (2) Property income – from the letting of the shops, possible workshop / business space and agricultural estate.
  - (3) Friends of Talkin Tarn – sponsorship.
  - (4) Schools – education facilities.
- 6.7 In the preparation of these figures, regard has been made to confidential information from the County Council:
- Schedule of property income January 2004 (excluding the hotel).
  - Catering Trading Summary 1<sup>st</sup> April 2002 – 31 March 2003 and 1<sup>st</sup> April 2003 – 31 March 2004.
  - Personnel information.

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<sup>1</sup> Carlisle City Council – Capital Strategy

<sup>2</sup> Carlisle City Council – Medium Term Financial Strategy

<sup>3</sup> Carlisle City Council – Budget Resolution

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

**6.8** The building costs should be read in the light of the following:-

- The costs are estimated to what is known as Stage "C" and need to be treated as estimates.
- Any works carried out beyond year 1 will attract inflation (not included).
- They assume all the works are carried out at the same time thus minimising preliminary costs. Should the works be split up and carried out over a number of years then additional prelims will be incurred and need to be added.
- CCTV is not included.
- They do include fees but assume work carried out in year 1. Extended construction periods over a number of years would attract further fees.
- Costs limited to specification brief. Changes to, or enhancement of brief or work content will incur additional costs.

## TALKIN TARN ESTATE CORPORATE BUSINESS CASE

### 7. TIMETABLE AND RECOMMENDATIONS

7.1 The proposed timetable for processing the Talkin Tarn project is:-

#### Administration process:

- **11 October:** City Council Executive
- **October:** City Council Community Overview & Scrutiny Committee - special.
- **October:** Consultation meetings.
- **8 November:** City Council Executive
- **23 November:** City Council – Full Council

7.2 It is recommended that to proceed to the transfer, and minimise the risks involved to the City Council, the following course of action be taken:-

7.2.1 A project manager be appointed through a procurement process.

7.2.2 The transfer of the estate take place from the County Council to the City Council on terms agreed.

7.2.3 Appropriate capital and revenue budgets be allocated in the Council's budget process.

7.2.4 The project manager be delegated to procure appropriate commissions of work and seek alternative funding schemes. These to include architectural, surveying, management and marketing expertise.

## **TALKIN TARN ESTATE CORPORATE BUSINESS CASE**

### **REFERENCES**

#### **Public Reports**

1. Cumbria County Council – report on title dated 16 January 2004.
2. Cumbria County Council – position statement as of 1 July 2003.
3. Hyde Harrington Property Consultants – Condition Appraisal – 24 March 2004.
4. Ecological - Environmental Advice Centre Ltd report April 2004
5. Capita Arboricultural report March 2004
6. Bowles Green Partnership – Talkin Tarn Country Park Feasibility Study – Final Report to Cumbria County Council – December 1999.
7. Carlisle City Council – Parks & Countryside Strategy.
8. Carlisle City Council – Corporate Plan 2004 – 2007.
9. Carlisle City Council – Asset Management Plan
10. Carlisle City Council – Health and Safety Strategy
11. Carlisle City Council – Capital Strategy
12. Carlisle City Council – Medium Term Financial Strategy
13. Carlisle City Council – Tourism Plan
14. Carlisle City Council – Rural Strategy
15. Carlisle City Council – Physical Activity and Sport Strategy
16. Carlisle City Council – Local Agenda 21

#### **Private Reports**

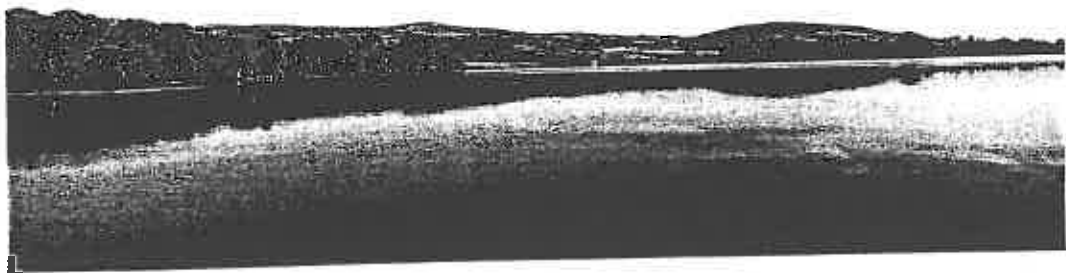
1. Cumbria County Council – Schedule of property income as of January 2004.
2. Cumbria County Council – Talkin Tarn catering trading summary 1 April 2002 – 31 March 2003 and 1 April 2003 – 31 March 2004.
3. Cumbria County Council – Confidential personnel information as at July 2004.
4. A D Catering – consultants report August 2004.
5. Carlisle City Council Risk Assessment.
6. East Cumbria Countryside Project – Environmental Impact Statement.



**TALKIN TARN ESTATE  
CORPORATE BUSINESS CASE**

**TALKIN TARN**

**A community asset**



**“To ensure a high quality of life for all in both urban and rural communities”**



## **APPENDIX A**

### **ARCHITECT'S DRAWINGS**

# Talkin Tarn Country Park



CHARTERED

## TALKIN TARN



SCHEMES 1, 2 & 3.

DRAWINGS AND INFORMATION

## **Talkin Tarn**

### **Comparison of scheme improvements associated with main building work.**

#### **(1) Scheme 1 compared to existing buildings.**

- a) Improved toilet ( new ) facilities
- b) Improved classroom ( new ) facilities.
- c) Improved concentrated storage facilities.
- d) Creation of retail unit on ground floor.
- e) Improvements of disabled access.
- f) Decoration /refurbishment to café.
- g) Improved hardlandscaping to building.

#### **( 2 ) Scheme 2 compared against scheme 1.**

Classroom and toilet attached to building.

- a) Reduces security risk compared to isolated buildings in woods.
- b) Improves energy efficiency.
- c) Localises services.
- d) Improved classroom position and status provides greater opportunity for conference facility letting which in turn provides greater opportunity for snack/meals revenue to café.
- e) Concentrates facilities in one location.
- f) Provides 3 or 4 rural cottage / craft workshops which both attracts new public and interest, whilst providing business opportunities.

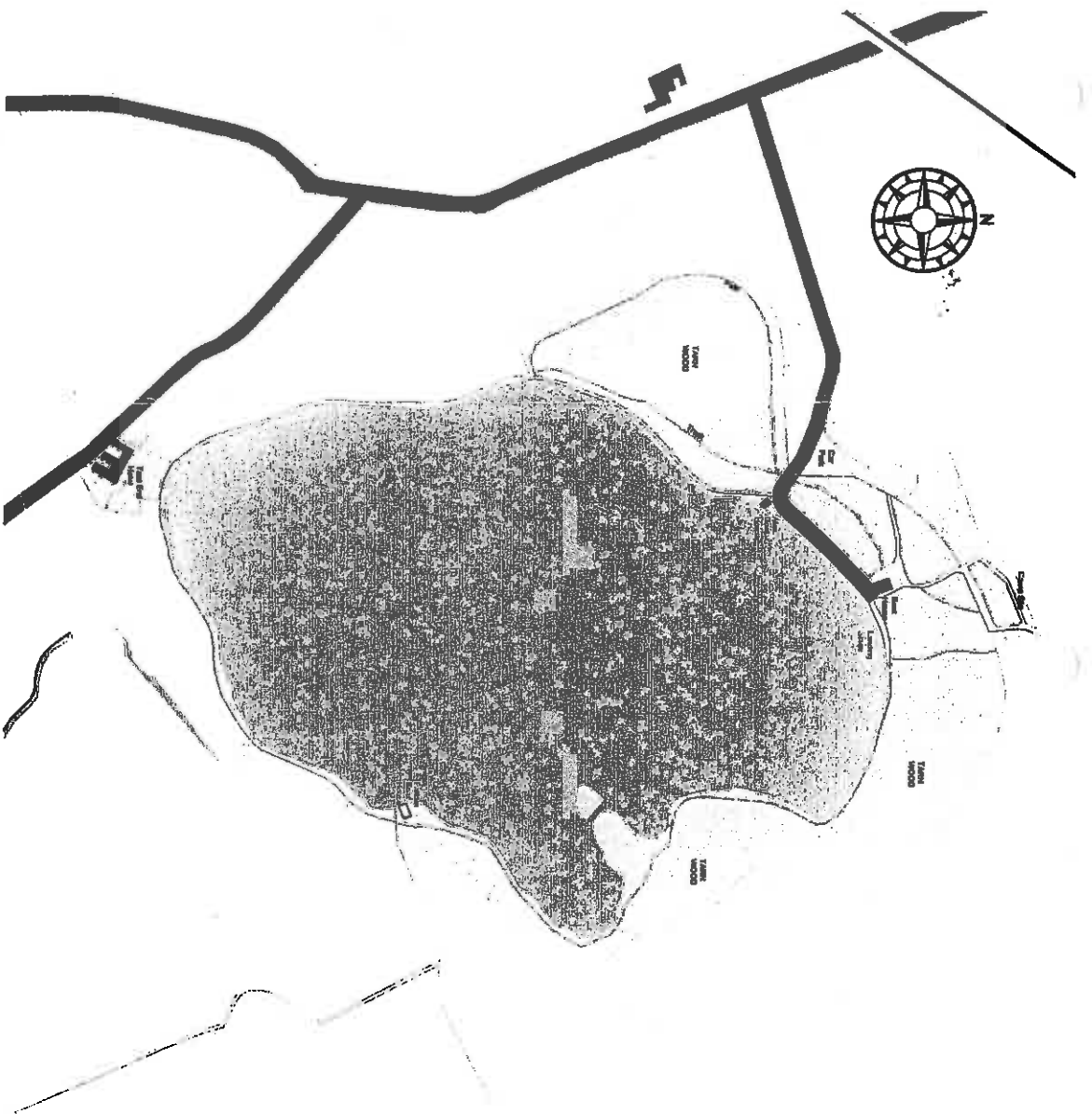
#### **( 3 ) Scheme 3 compared against scheme 2.**

- a) Creates further retail unit and income.
- b) Creates an information centre / entrance for displays and focal point.
- c) Provides additional 1<sup>st</sup> floor balcony seating area to restaurant, enhancing viability.
- d) Further increases overall public interest through selective appropriate retail.
- e) Creates greater promotional opportunities for sustainability of complex with increased public attendance ,providing continued improvement funding.

# Talkin Tarn Country Park

## Proposed Alterations and Refurbishment to Existing Facilities

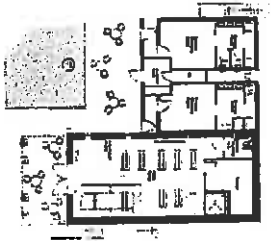
### LOCATION PLAN





Access to  
the Park

Children  
Play Area



Access to  
the Park

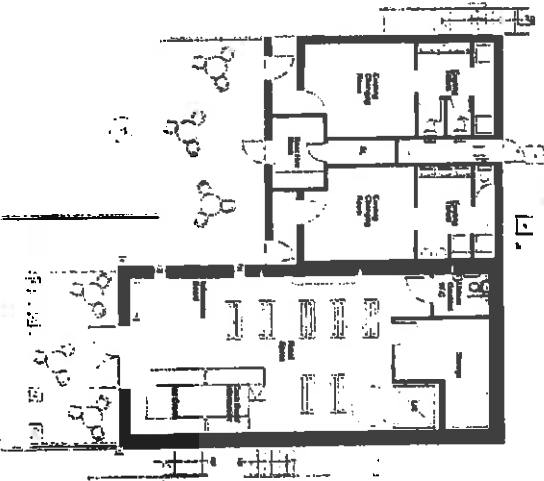


Access to  
the Park

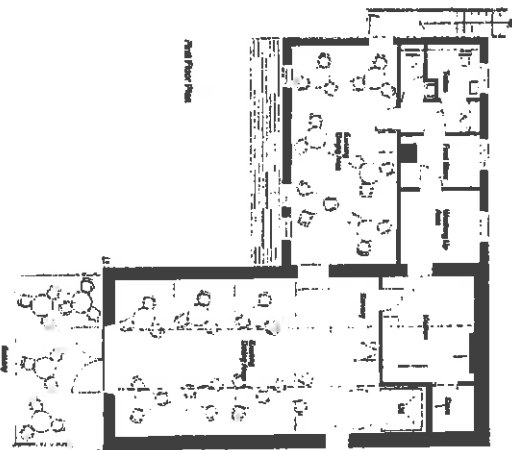


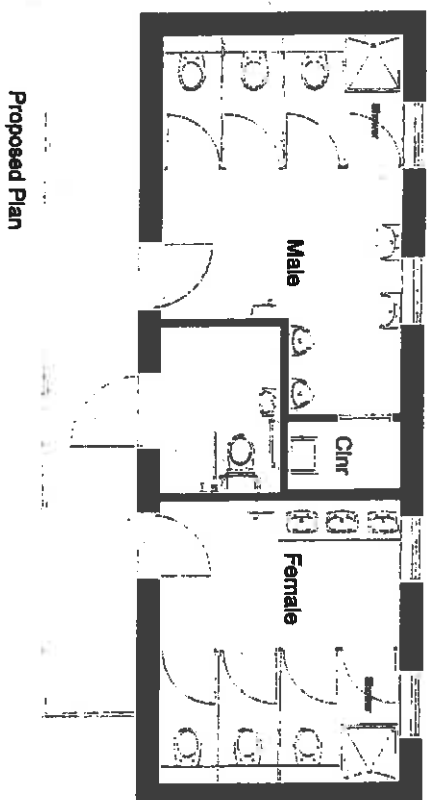
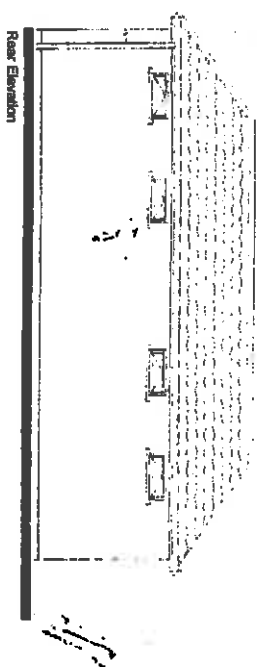
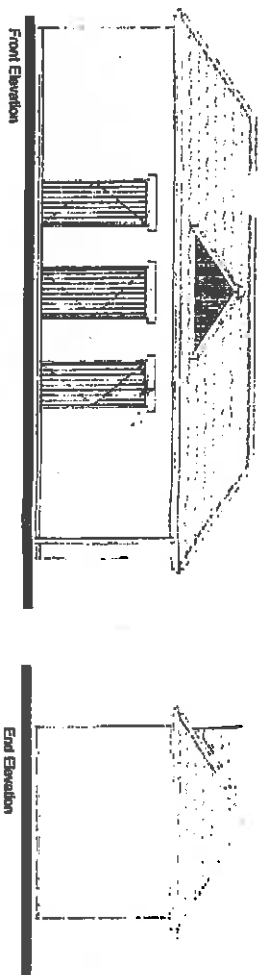
Access to  
the Park

Ground Floor Plan



First Floor Plan



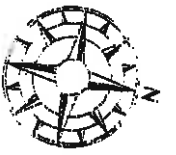


# Talkin Tarn Country Park

## Proposed Toilet Block

### SCHEME 1

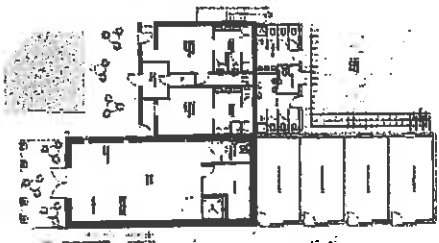
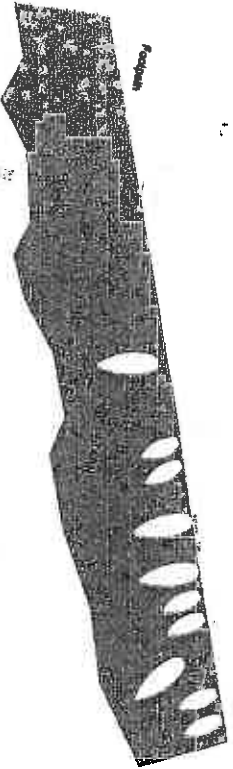




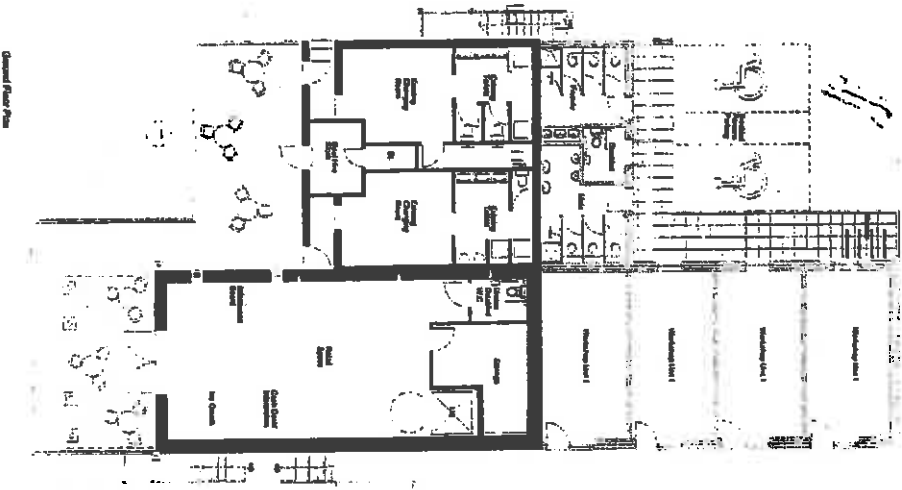
Existing Road  
Old Park

Children  
Play Area

Pathway

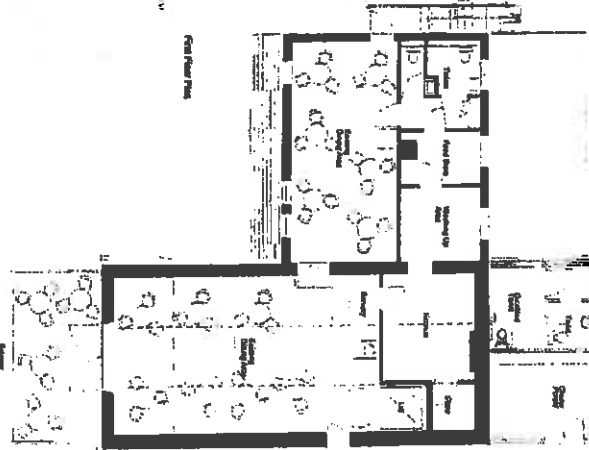


Existing Road  
Old Park



Children  
Play Area

Children  
Play Area

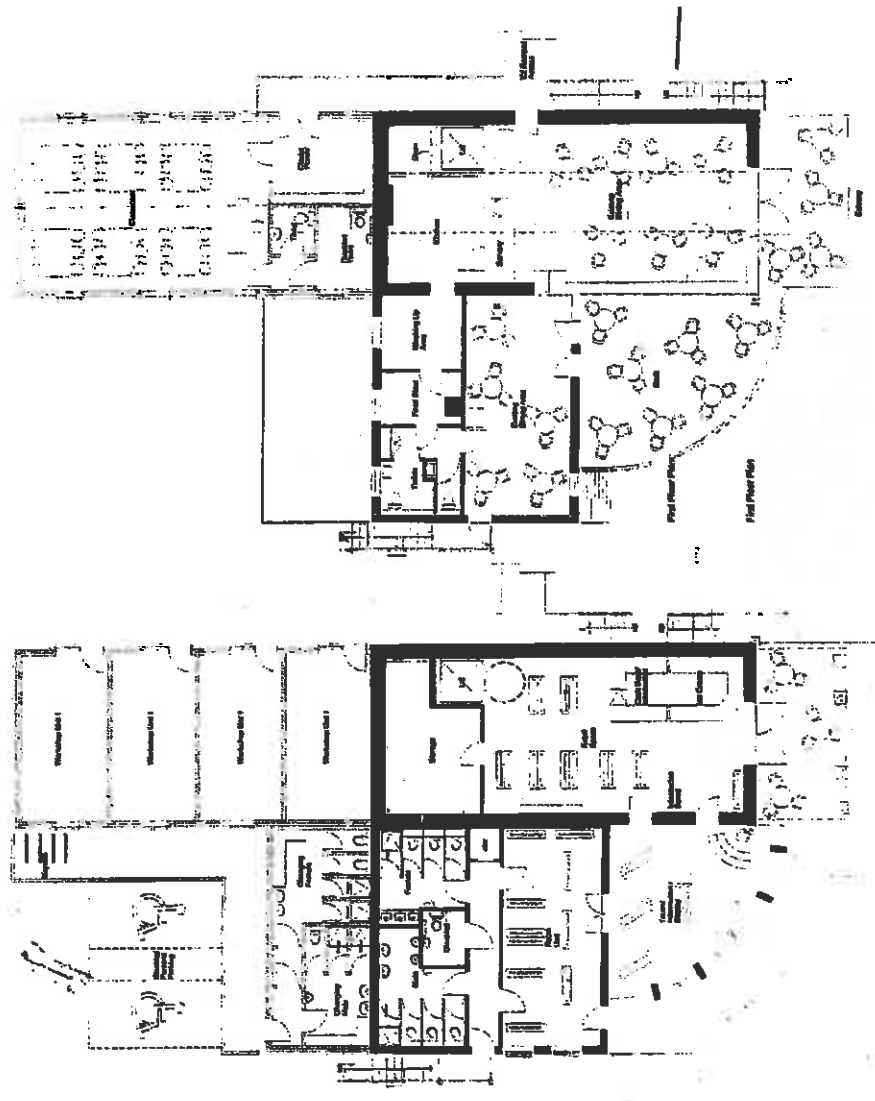
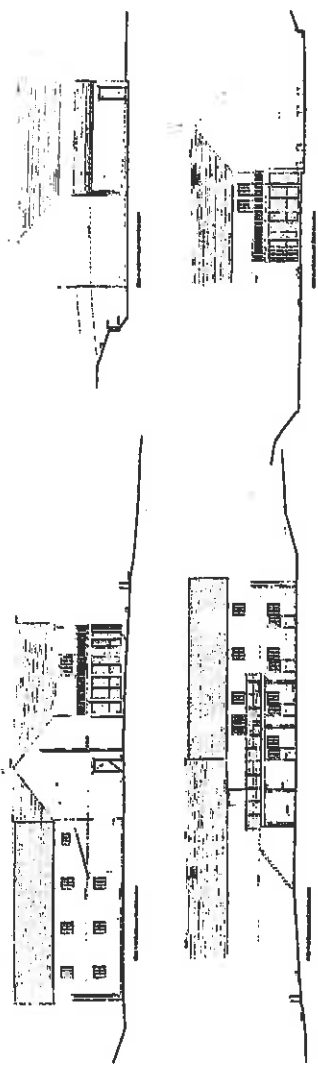


# Talkin T Country Park

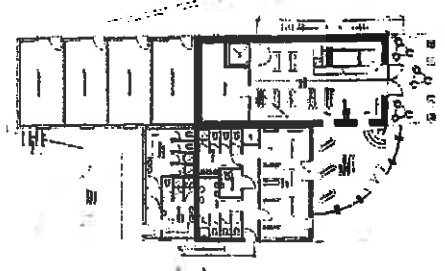
Proposed Alterations and Refurbishment to Existing Facilities

SCHEME 2



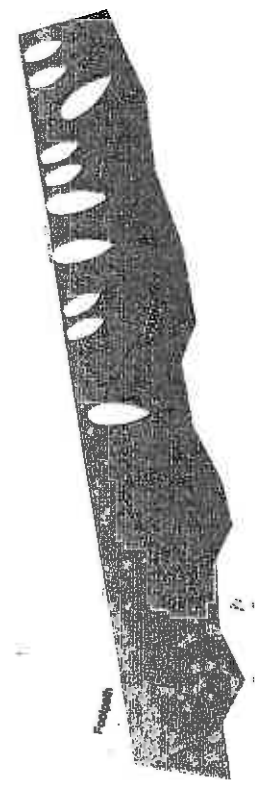


Ground Floor Plan



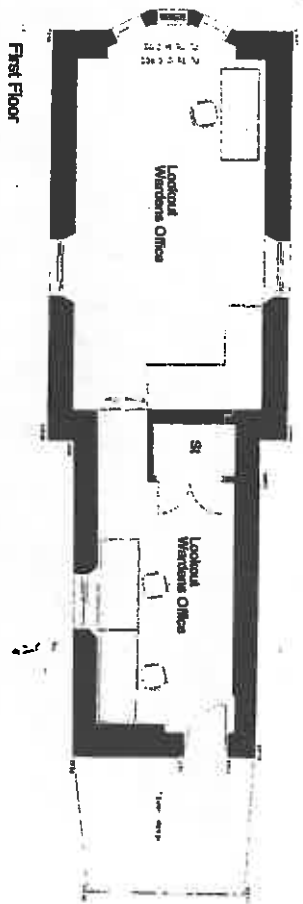
Access from  
Car Park

Childrens  
Play Area

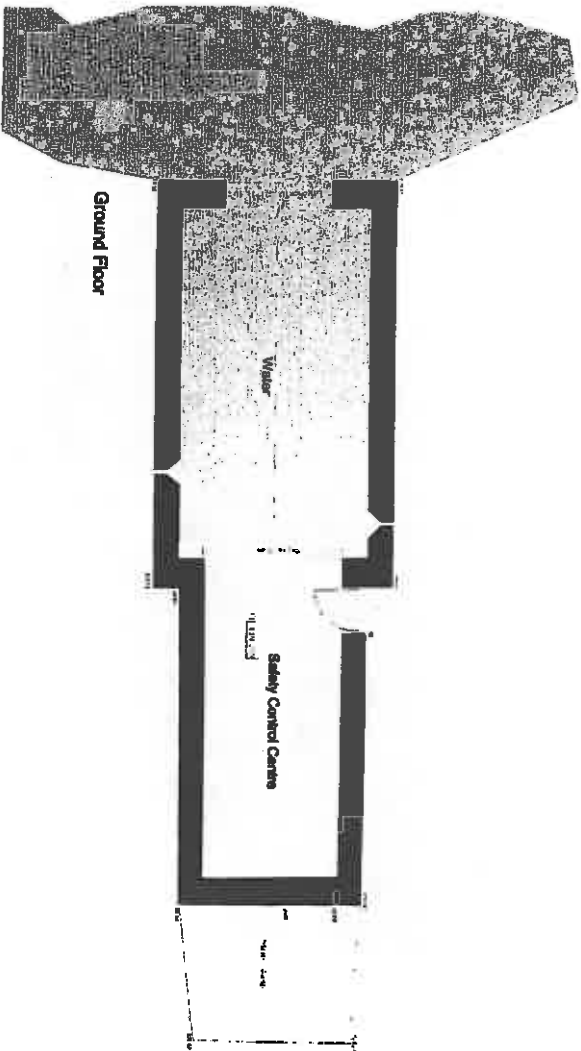
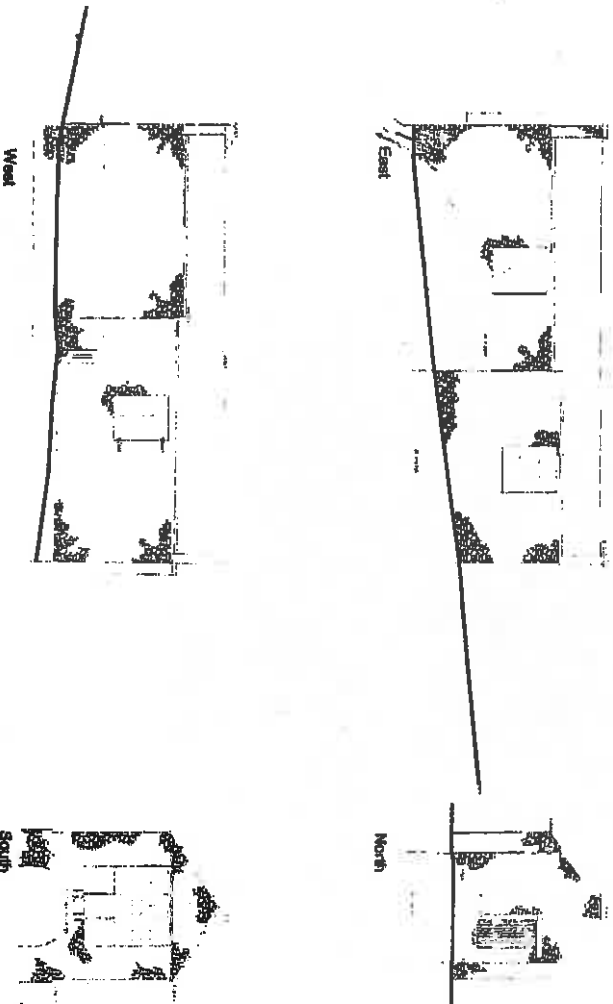


Footpath





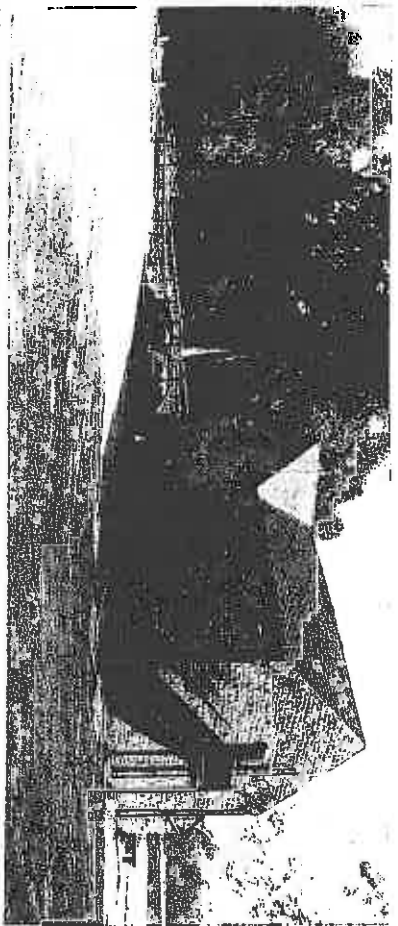
First Floor



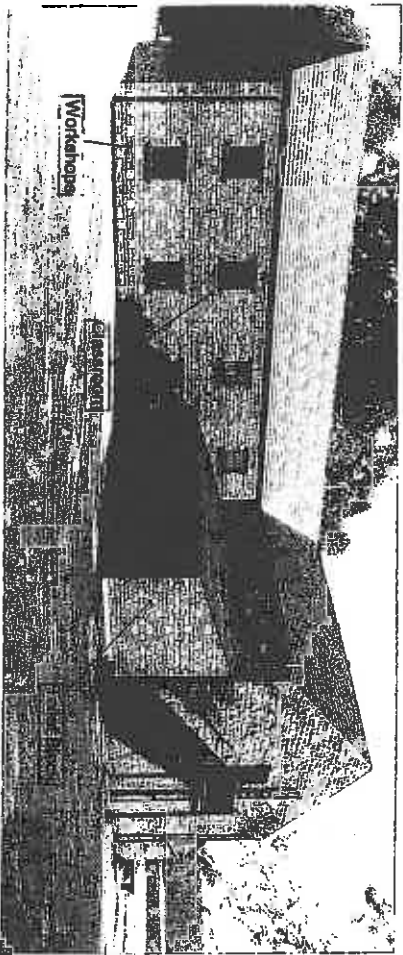
Ground Floor

# alkin Tarn Country Park

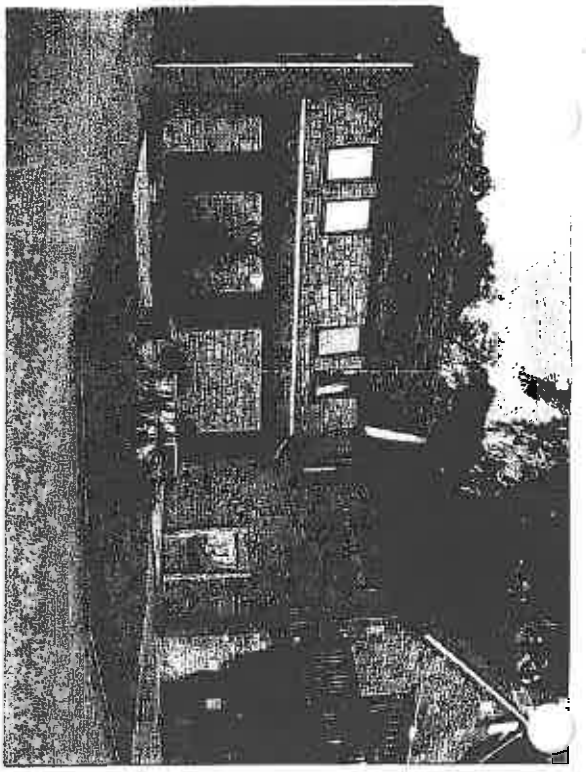
ardens Office - Alex Boat House



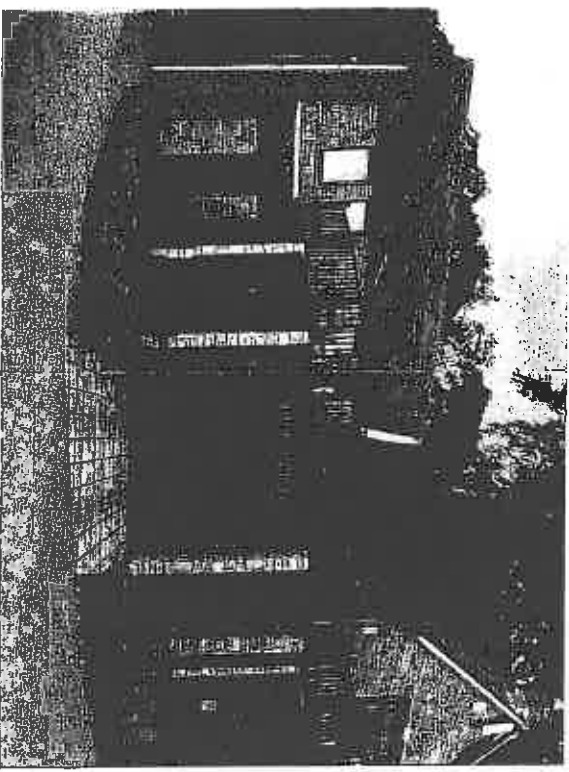
View 1 - Before



View 1 - After

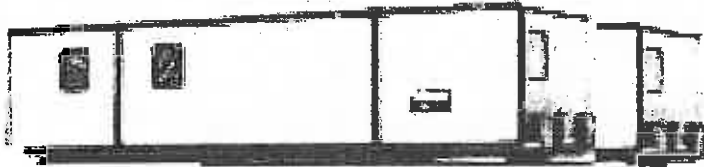


View 2 - Before



View 2 - After

## **PORTAKABIN CLASSROOM SCHEME 1**



### **Introduction.**

Consisting of 2 number Pace maker series 8 units (see above ) these will be connected via a short connection link unit ,similar to the existing layout. If necessary ( by planning ) the units can be camouflaged with timber lattice fencing or similar , as existing.

Overall plan area 60m<sup>2</sup>.

One unit incorporates a disabled/female toilet ,a separate mail toilet and a small office tea room.

### **Range of benefits**

All-steel construction ensures low maintenance costs.

Energy efficient design for reduced heating costs.

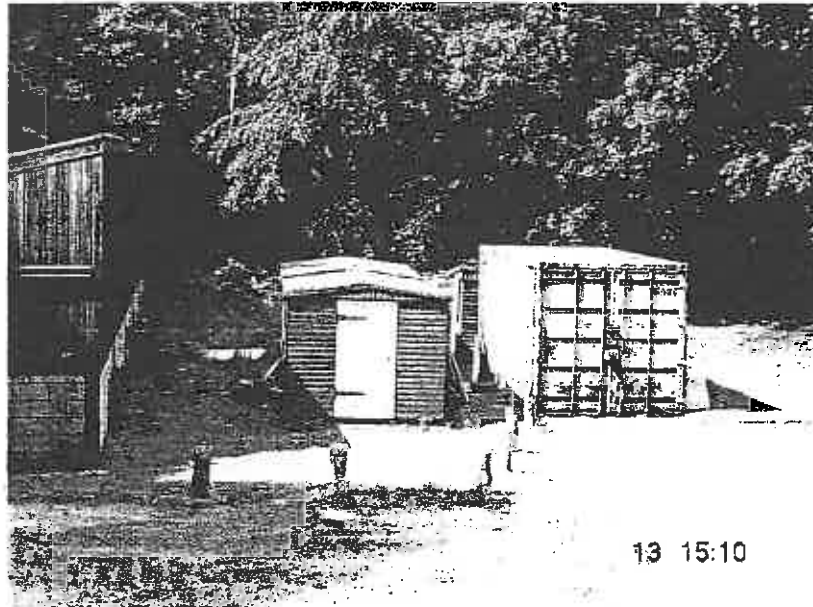
5 year product warranty and 25 year structural warranty.

Security shutters ( manual )

Fire alarm.

## TALKIN TARN.

### STORAGE FACILITIES.



Existing Facilities

#### Proposals

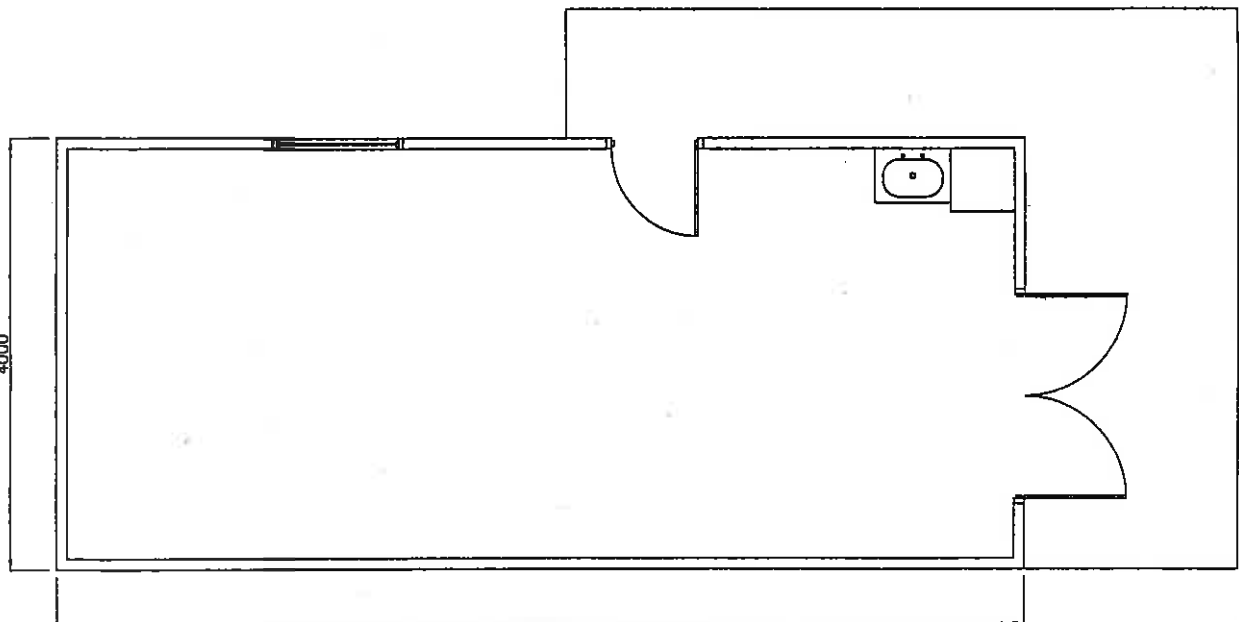
The current storage facilities consist of a number of steel and timber containers / sheds ,which are both unsightly and impractical.

It is the intention , within the development scheme, to replace these with a single building ,as shown on the attached drawings.

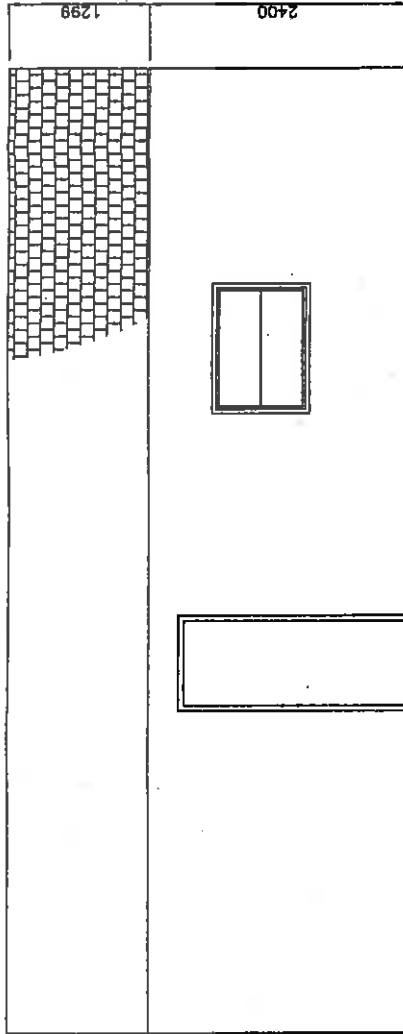
This should offer more security ,be more serviceable and user friendly, energy efficient and compatible with the surroundings.

It also offers the opportunity to store the rubbish bins away each night.

4000



Render to all  
elevations, except  
front (double  
door elevation.  
Stone finish to  
this elevation.  
Slate Roof



Revisions:

**CARLISLE**  
CITY COUNCIL



Commercial & Technical Services  
Building & Facilities Management  
City Centre, Carlisle, Cumbria, CA1 1RS  
Tel: 01228 617000 Fax: 01228 617416  
Head of Service: M. Sweeney C.Eng. MBE FEng

Drawing Title:

Proposed Storage  
Facility

Project Title:  
Talkin Tern  
Redevelopment

Scale: 1:50

Date: 10.09.2004

Project: RB

Approval: MS

Project No. Drawing No. Revision

**APPENDIX II**  
**RISK ASSESSMENT**



# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

UPDATED 15 SEPTEMBER 2004

RISK 1 NO PROJECT MANAGEMENT						
RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
1.1 Lack of project management and detailed co-ordination.	3	3	9	Follow Council's protocol on large projects by appointing project manager through tender process.	Budget proposed to appoint external project manager.	£25,000.

★NB: 1. Low Risk  
2. Medium Risk  
3. High Risk

15 September 2004

# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK 2 PROJECT SPECIFIC RISKS						
RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
2.1 <u>Water Quality</u> Poor and deteriorating water quality (particularly blue/green algae).					Educate visitors:	
1. Human contact	2	2	4	Can feel ill / sick if digested. Signage / information – ban swimming	1. Signage – no swimming 2. Aeration system with Environment Agency approval.	Capital + revenue proposed in budget
2. Domestic animals	3	3	9	May harm animals.	Agree appropriate protocol. Close liaison required with users and farmers.	
3. Livestock	2	2	4	May harm animals.	Also refer to Environmental Impact Statement.	
4. Run off	1	1	2	River Gelt contains algae, but diffused. Droughts and floods not considered a problem.	Need to manage expectations.	
5. Image / Reputation	3	3	9	As a community resource, its attractiveness is directly related to the water quality. Not unique to Talkin Tarn – best practice being developed in Lake District.	There is no guarantee and likelihood that blue green algae will be eradicated. A silt extraction would be prohibitively costly.	

★NB: 1. Low Risk  
2. Medium Risk  
3. High Risk

# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
<b>2.2 <u>Falling &amp; Fallen Trees</u></b>					Environmental Impact Statement.	Capital + Revenue estimates.
1. Over pathways.	1	1	1	Trees require maintenance, especially over footpaths and car park. Consultant's report recommends actions.		
2. Generally	1	1	1			
<b>2.3 <u>Inaccessibility to the Public</u></b>					5-year plan for footpath upgrade and annual maintenance. Ramps / lift to café as part of building improvement.	Capital + revenue budget estimates.
1. General maintenance	1	1	1	Paths in reasonable order and do not require much upgrade. Recommend a better level of standard from car parking to just outside the café. Accept that the rest of the park will not be entirely DDA compliant. Improve signage for access for disabled users. Café needs improvements.		
2. Disabled Discrimination requirements	1	1	1			
3. Rights of Way	1	1	1	Absolute requirement around the Tam	Legal agreement to include appropriate rights of way. Public footpath around Tam now designated (2004).	Minimal

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
<b>2.4 <u>Difficult Neighbour relations</u></b> Boundary fences / rabbits / agricultural tenancy issues / livestock	1	2	2	Capita undertake fencing management. Fencing conditions survey carried out 2004 – good standard generally. Farmers complain about rabbits: needs to be managed effectively.	Co-ordination between Council, Capita and farmers.	To be included in management fee budget.
<b>2.5 <u>Foot &amp; Mouth Disease Recurrence</u></b>	3	1	3	Talkin Tarn is a discreet area; no livestock were present in 2001 outbreak.	Contingency plan will be required in case of outbreak.	Not able to estimate
<b>2.6 <u>Animals Chasing Humans</u></b>	1	1	1	The uses between leisure / access / agriculture require careful management.	User information. Refer to Environmental Impact Statement.	To be in management budget.

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
2.7 <u>Human Accidents Concerning Tarn Itself</u> ie				Risk of people drowning. Assume an aim as an environmentally friendly resource – and not an intensification of sports.	1. Additional staff resources budget. 2. Risk assessment required from appropriate specialist. Initial health & safety report obtained. 3. Consistent protocol to be introduced. 4. Updated "look out" required over lake. 5. Rescue boat requires essential manning / maintenance. 6. Regular hire boats maintenance essential. 7. Indemnity's to be reviewed. 8. Safety equipment to be reviewed. 9. Ban public bathing. 10. Signage. 11. To be included in duties of new staff.	Health & Safety issues included in resource projections for increased staffing.
Bathing / paddling	3	2	6			
Boating:				The two formal clubs (sailing / rowing) are well-established and frequent users. Require consistent protocol / appropriately qualified instructors. There is also franchised boat hire facility. Although there is a rescue boat, it may not always be manned. Informal use of the lake needs careful management. There is a general landowner's duty of care. School visits to have appropriately trained personnel.		
Formal	3	3	9			
Informal	3	3	9			
Frozen water	2	2	4			
Children's visits	3	3	9			Costs need to include additional staffing, health and safety issues and improvement.
Vandalism	2	2	4	Council assume be able to devolve boat hire Health and Safety through franchising. People could be at risk from drowning under the influence of alcohol. Propose gate at entrance to estate to be locked after hours. Emergency services to have key for access.		

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

<b>RISK 3</b>						
<b>EXISTING SITE AND BUILDING CONDITIONS</b>						
<b>RISK</b>	<b>IMPACT</b>	<b>LIKELIHOOD</b>	<b>TOTAL</b>	<b>ISSUES / MITIGATIONS</b>	<b>MONITORING</b>	<b>COST RANGE</b>
<b>3.1 Inadequate Services</b>	1	1	2	Drainage – septic tank / bio-disc system. Electric's – electrical / mechanical costs included. Water Gas – Café uses bottled gas.	Building surveyor's report commissioned as basis for estimates. Investigations and estimates verified via architects.	Costs included in capital budget.
<b>3.2 Failing Buildings</b>						
1. Toilets	3	3	9	Current facilities failing. Replace with new block. Café has its own facility.	Architect's plans and estimates provided.	Costs included
2. Café	2	2	4	Current building in reasonable condition but use could be intensified by shop on the ground floor. Disabled adaptations required.	Planning permission and building regulations approvals required.	Within total budget.
3. "Look out" / Boathouse improvements	2	2	4	Need to improve club facility. Best place is Boathouse.	Improvements, to include possible Cumbria Wildlife Trust shared use.	Costs estimated.

★NB: 1. Low Risk  
2. Medium Risk  
3. High Risk

# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
4. Educational Facility	3	3	9	Current facilities failing. Replace either with new block or extension to café in sympathetic materials. Can produce income.	Refer to architect's scheme.	Costs estimated
5. Storage	1	1	2	Current facilities failing. Upgrade.	Refer to architect's scheme.	Costs estimated
6. Farlam Boathouse	3	3	9	Current facilities failing – cordoned off to public. Suggest underpin and upgraded as a bird hide in partnership with Cumbria Wildlife Trust rather than demolition.	Refer to architect's scheme.	Costs estimated
3.3 <u>Decline in General repair and maintenance / cleaning.</u>	2	2	4	Proactive repair and maintenance budget required for:- Repair / maintenance buildings Car Park Utilities Rates Cleaning	Facilities Management.	Costs to be budgeted.

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

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RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
3.4 <u>Inadequate Car Park</u>	2	2	4	Assumed general upgrading rather than wholesale re-surfacing.	Warden's to enforce with appropriate measures after training	Included in estimates.

★NB:

1. Low Risk
2. Medium Risk
3. High Risk



# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK 4 LONG TERM ISSUES						
RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
4.1 <u>Lack of General Management Resource</u>	3	3	9	Employees Water Landscaping Promotion Boat rescue General services Management & Admin	Costs reviewed with implications for City Council. Reflect appropriate risks concerning health & safety.	Included within budget
4.2 <u>Inadequate Road Access</u>	1	1	1	Maintenance of access road.	Facilities Management	Included in budget
4.3 <u>Café</u>	2	2	4	Accounts from County received. Business development consultant with knowledge of catering industry advised that it is a going concern.	Project manager to process.	Cost neutral – should provide additional income over time.

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## RISK ASSESSMENT

### TALKIN TARN ESTATE PROJECT 2004 - 2009

<b>RISK 5 COMMUNICATIONS</b>						
<b>RISK</b>	<b>IMPACT</b>	<b>LIKELIHOOD</b>	<b>TOTAL</b>	<b>ISSUES / MITIGATIONS</b>	<b>MONITORING</b>	<b>COST RANGE</b>
5.1 <u>Public Consultation and Scrutiny</u>	2	2	4	<p>→ Establish Friends of Talkin Tarn + benefits.</p> <p>→ Work in partnership with Cumbria Wildlife Trust.</p> <p>→ Other external grant sources.</p>	<p>Communications team involved.</p> <p>Meetings proposed for October for stakeholders.</p> <p>Special Community Overview and Scrutiny suggested.</p>	Internal

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

OTHER CONSTRUCTION PROJECT RISKS						
RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
6.1 <u>Cost overrun /Programme overrun and related matters</u>	2	2	4	Always a risk in building projects. Relatively simple construction programme.	Costs estimated through architectural estimates at "stage c". It should be noted that the estimates are at "stage c" between a ratio from stage A to stage G. This is a reasonable level of cost estimate produced by a chartered quantity surveyor against the written brief. To proceed to stage D would require further fees earmarked by the City Council. However, this is a reasonably simple project.	Budgeted including contingency but will require review.

★NB: 1. Low Risk  
2. Medium Risk  
3. High Risk

# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

<b>RISK 7</b>						
<b>NO EXTERNAL FUNDING</b>						
<b>RISK</b>	<b>IMPACT</b>	<b>LIKELIHOOD</b>	<b>TOTAL</b>	<b>ISSUES / MITIGATIONS</b>	<b>MONITORING</b>	<b>COST RANGE</b>
7.1 <u>City Council contribution uncertainty</u>	2	3	6	Costs defined. City Council presumed as key funder. County Downy – now in writing to confirm this £40k contribution for 5 years. <u>Other Income Estimates</u> Car Park Charges – new charge, possible customer resistance. Commercial rents to check. Council contribution over time is uncertain.	Project management Commercial Chartered Surveyor to verify (or not) figures.	Income and cost estimates to review.
7.2 <u>Lack of longterm revenue support.</u>	3	3	9	Council priorities may change Resource availability may change	Management and service level agreement – income and expenditure will require review as the scheme progresses because it is reliant on new income sources to fund the deficit. However, this is no different to the assumptions in the Council's overall Medium Term Financial Strategy.	Commitment to a specific timeframe to be agreed as part of budget of process

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
<u>7.3 Cafe</u>	2	2	4	<p>1) Cost implications may arise from the transfer of this activity.</p> <p>2) There is a risk that the Café does not produce a net nil running cost. New area of business.</p> <p>3) The City has been reliant on County Council information which indicates that costs and income balance.</p> <p>4) Because it is a catering trade, the employment and management of good staff is critical to the success of the venture as it is dependent upon good will.</p>	<p>MSES obtaining costs of staff involved at the whole facility.</p> <p>Catering Consultant reports "a going concern" but this will require management.</p>	To be obtained & inc in report
<u>7.4 Pensions Deficit</u>	3	3	9	<p>A Pensions Deficit may arise as the result of the current staff being 'TUPEED'.</p>	MSES obtaining potential deficit information from the County.	To be obtained & included in report

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

# RISK ASSESSMENT

## TALKIN TARN ESTATE PROJECT 2004 - 2009

RISK 8 DEADLINES NOT MET						
RISK	IMPACT	LIKELIHOOD	TOTAL	ISSUES / MITIGATIONS	MONITORING	COST RANGE
8.1 County Council does not proceed.	1	1	1	County may change mind: unlikely. Letter confirming terms received.	Property / County.	Budget for other priorities.
8.2 Legal agreement takes longer than envisaged.	2	2	4	Legal covenants may not be acceptable. Summary of title prepared by County.	Property / Legal	Internal
8.3 Planning and other statutory approvals delayed.	2	2	4	Planning in consultation.	Project manager	Inflationary element for building costs may be required.
8.4 Regional Government regulations prohibit transfer.	1	1	1	Higher Authority may prohibit transfer now unlikely until 2007/08.	ODPM decision	Some fees at risk.
8.5 Audit Commission Queries	2	2	4	List of queries answered.	Property	Internal

★NB:

1. Low Risk
2. Medium Risk
3. High Risk

## **APPENDIX III**

### **ENVIRONMENTAL IMPACT STATEMENT**

The red squirrel is listed as one of the target species within the Cumbria Biodiversity Action Plan (Cumbria Biodiversity Partnership, 2001)

Talkin Tarn is mentioned in the 'Flora of Cumbria', the authoritative work on plant communities and species distribution in the county (Halliday ed., University of Lancaster, 1997). The presence of long-stalked pondweed in the Tarn is noted.

### **3. Current Management**

Current management for conservation of natural environmental assets takes several forms.

Woodland Management - currently based on a 10-year old plan, originally devised to implement the objectives of a Forestry Commission grant. The broad aims of the plan were to promote native species of tree at the expense of exotics, and to enhance the semi-natural ancient woodland elements. More recently, it has been recognised that many trees are becoming unsound due to drought stress, disease and over-maturity. A programme of tree-surgery and felling is required to improve the integrity of the woodlands.

Water quality management - currently based on a combination of factors. A bacterial digester is used to provide secondary treatment of foul water from the tea-room and public toilets. The outfall from the digester drains into the Tarn outside the tea-room. Dead organic matter washed up on the water's edge is collected and removed off-site as necessary. This usually takes place in autumn, following the first storms, as summer weed growth in the Tarn is broken up and dislodged. Considerable quantities of organic matter is removed in this way each year, although it is not feasible to achieve total clearance.

Algae - algal blooms have been noted at Talkin Tarn since the 1970s. In recent years, public health concerns have been raised by the appearance of blue-green algae. Management efforts have concentrated on providing information to Tarn users, as most advice suggests that eradication of algae is expensive and difficult to achieve. Consultants engaged to inform this report have suggested an aeration system, and this seems to offer the best hope of controlling (but not eradicating) blue-green algae. An alternative approach is to concentrate on:

- a) reducing the amount of dead leaves and weeds in the water
- b) planting reedbeds and other oxygenating plants
- c) preventing fertiliser run-off from entering the Tarn

### **4. Access management (paths, ramps, gates and disabled access)**

Talkin Tarn Country Park includes within its boundaries a number of public rights of way. In addition there are permissive paths, notably the one around the lakeside. These have been subject to an *ad hoc* programme of



# Talkin Tarn Environmental Impact Statement - Risk Assessment table.

September 2004.

Event	Risk	Effect	Mitigation
Site becomes degraded due to lack of management or increased visitor pressure	Loss of County site designation	Loss of planning protection	Maintain or improve standards of conservation management.  Provide visitors with information on wildlife interest of site.
Disappearance of high-risk species	Site designation threatened	Loss of public confidence in Council's stewardship.	Management plan in place.  Establish a partnership of local conservation interests.
Blue-green algae blooms continue to increase due to increased pollution	Human health risk - site closure Animal health risk - reputational Possible compensation claims Fish and wildfowl kills	Decrease visitor numbers leads to reduced income	Visitor information and education programmes  Management of water body to control nutrient inputs  Sewage plant improved

Anti-social behaviour	Vandalism and petty crime due to increased profile of site	Increases revenue costs	Additional staff cover
		Negative image	CCTV coverage
			Security gates out of hours.

**APPENDIX IV**

**DEFINITION OF STAGES**

## **APPENDIX IV**

### **DEFINITION OF STAGES**

Progressive Stages of cost accuracy, as information becomes available through the design development process. RIBA Standard form of Agreement (SFA/99 ).

- Stage C.     **Approximation** of construction costs based on minimum brief , Quantity Surveyor experience and price book indicators for building usage.
- Stage D.     Prepare a cost **estimate** taking into account a review of building materials/components, expansion of brief/ specification, project specifics and discussions with statutory authorities.
- Stage E     **Revise cost estimate** based on Final proposals, including identifying/confirming building fabric finishes. Absorb/reflect on any planning observations and clients comments.
- Stage F     Prepare Schedule of rates or Bill of quantities for tendering purposes with the opportunity to **revise cost estimates** on items missed, changed or amended. Final reflection on Mechanical and Electrical inclusions.
- Stage G     Preparing tender documents, **pre-tender cost estimate**.

**APPENDIX V**

**HYDE HARRINGTON PROPERTY CONSULTANTS**

**CONDITION APPRAISAL OF BUILDINGS**

# **CONDITION APPRAISAL**

in relation to buildings and site at

**TALKIN TARN  
BRAMPTON, CUMBRIA**

on behalf of

**CARLISLE CITY COUNCIL**

## **CONTENTS**

- 1.0 EXECUTIVE SUMMARY**
- 2.0 INSTRUCTIONS**
- 3.0 SCOPE OF INSPECTIONS**
- 4.0 CONDITION SURVEYS**
- 5.0 DISABLED DISCRIMINATION ACT CONSIDERATIONS**
- 6.0 HEALTH & SAFETY ISSUES**
- 7.0 POTENTIAL IMPROVEMENTS**
- 8.0 SUMMARY**

**APPENDIX A - Photographs**

**APPENDIX B - Site plan**

## **1.0 EXECUTIVE SUMMARY**

- 1.1 This report has been prepared to assess the minimum investment required to attend to various matters at Talkin Tarn assuming that public ownership is maintained. This investment includes 'Day One' as well as ongoing repairs, plus health and safety and disability discrimination issues to ensure that the Council fulfils its statutory obligations.
- 1.2 Some replacement work is also considered to be required by way of 'minimum investment', over and above the aforementioned issues, if a realistic management programme is to be adopted.
- 1.3 An initial appraisal of other further improvements suggested by the Culture, Leisure and Sport Business Unit has also been undertaken. Some of these suggestions are considered to be required as part of the minimum investment required to the Talkin Tarn estate.
- 1.4 The extent of our inspections and the scope of our instructions are referred to later in this report. This initial appraisal is therefore subject to various caveats but the main objective has been to provide an overview of the present condition and liabilities, assuming that the estate remains in public ownership. Please refer to Section 3.0 of this report with regard to the extent of the inspection of buildings, land and services. Further consultation would be required to develop the various aspects of the investment programme.
- 1.5 The costs shown are therefore 'approximate costs' only at this stage and cannot be finalised until further discussions are held in respect of the scope of even the 'minimum replacement works'. For instance, where costs are shown for replacement of the public toilets, assumptions have needed to be made with regard to size, quality of external and internal materials, etc.
- 1.6 The costs are also shown at today's prices and do not allow for inflation from the date of this report. They have also been prepared prior to detailed discussions and feasibility studies having taken place and future revenue costs relating to improvements that are yet to be the subject of feasibility studies should be viewed as educated guesswork.
- 1.7 The Council may, perhaps, choose to employ voluntary labour for certain tasks but clearly this can only be undertaken if an acceptable standard of work is achieved to avoid work having to be undertaken again. For instance, where a track needs to be laid to enable disabled users to gain access around the tarn, a surface that will stand up to frequent use and that will not rut or perish, is clearly needed. In the meantime, we would summarise the main headings and costs that require discussion as follows:

### **Day One expenditure**

Costs include budget for fees and also VAT for the next ten years after which annual expenditure is shown at £5000 per annum. Figures in the region of 15% have been used for fees, for budget purposes (subject to the scope of services required being confirmed), plus VAT at the current rate following which the figures rounded up.



Building / Item	Capital Cost Day One	Revenue Cost Years 2-10	Revenue Cost (Sinking fund)	Total Revenue Cost
<b>REPAIRS</b> (see schedules)				
Tea Room	11,310	21,250	0	21,250
Alex Boathouse	350	13,700	5,000	18,700
Farlam Boathouse (salvage only)	0	1,000	5,000	6,000
Toilets	30	11,975	5,000	16,975
Rowing Club	0	1,500	5,000	6,500
Stable	0	1,500	5,000	6,500
Warden's offices	0	4,000	5,000	9,000
Talkin Tarn Hotel (external observations only)	0	6,450	5,000	11,450
	11,690	6,1375	35,000	96,375
Plus fees and VAT	4,310	22,625	included	included
	16,000	83,000	35,000	118,000
			Plus £5,000 pa thereafter	

Building / Item	Capital Cost Day One	Total Revenue Cost
<b>HEALTH &amp; SAFETY</b> (see Section 6.0)		
Filling potholed car park and road surfaces, immediate attention to muddy and uneven paths and tracks, replacing loose sleeper edging to sections of the tarn, providing mesh on some timber boarded areas/landing stages plus restricting access to very uneven grassland, loose fencing, etc	15,000	5,000
	11,100	3,700
Plus fees and VAT	3,900	1,300
	15,000	5,000pa

Building / Item	Capital Cost Day One	Total Revenue Cost
<b>DISABILITY DISCRIMINATION ACT COMPLIANCE</b> (see Section 5.0)		
Provision of more than 2000 metres of tarmac / bound gravel surfacing adjacent to Tea Room and perimeter of tarn respectively (note: that transporting material to some areas of the more inaccessible areas of the tarn results in higher costs than might otherwise be anticipated)	142,000	
Provision of signage, new ramps and staircase, new doors, improved access to changing rooms, disabled cubicle, lighting, fire alarm and evacuation facilities	28,000	
	169,000	Included in 'Repairs' Revenue Cost
Plus fees and VAT	55,000	
	224,000	

**Day One replacement/development works**

Costs include budget for fees and also VAT on basis shown above.

Building / Item	Capital Cost Day One	Total Revenue Cost
(see Section 7.0)		
Rear of Boathouse		
Garage and store and secure yard area	40,000	
New toilets	140,000	
	<b>180,000</b>	Say, £500pa Feasibility study required
Plus fees and VAT	65,000	
	<b>245,000</b>	

**Further Replacement/development works**

(as suggested by Culture, Leisure and Sport Business Unit)

Costs include budget for fees and also VAT on basis shown above.

Building / Item	Capital Cost Day One	Total Revenue Cost
(see Section 7.0)		
Alex Boathouse	75,000	
Farlam Boathouse	30,000	
Other Developments		
Car park, access road, entrance, access control, etc	330,000	
Adventure playground and aerial walkway	125,000	
	<b>560,000</b>	Say, £5,000pa Feasibility study required
Plus fees and VAT	182,000	
	<b>742,000</b>	

**Further Desirable/development works**

(as suggested by Culture, Leisure and Sport Business Unit)

Costs include budget for fees and also VAT on basis shown above.

Building / Item	Capital Cost Day One	Total Revenue Cost
(see Section 7.0)		
Tea Room		
Extension	265,000	
Reconstructing bathing hut	or	
Rear of Boathouse	450,000	
Campsite wc and shower facilities	120,000	
Warden accommodation	120,000	
Camp Site		
Basic services	20,000	
	<b>617,500</b>	Say, £500pa Feasibility study required
Plus fees and VAT	201,000	
	<b>818,500</b>	

- 1.8 The above approximate figures do not include any allowances for public liability insurances, warden provision, costs in relation to the provision of 'supervision' in relation to the campsite, the recommendations of an arboriculturalist regarding the condition and existing/potential liabilities of the trees or any findings from the separately commissioned environmental report.

## **2.0 INSTRUCTIONS**

- 2.1 Instructions were kindly issued by Carlisle City Council following a letter of enquiry on 6 January 2004. Our instructions can be summarised as follows:
  - 2.1.1 To undertake condition surveys of the buildings.
  - 2.1.2 To prepare a financial assessment of reactive and cyclical maintenance costs.
  - 2.1.3 To prepare an assessment of health and safety implications.
  - 2.1.4 To prepare an assessment of Disability Discrimination Act implications.
  - 2.1.5 To prepare an assessment of the current services which connect into the site, their adequacy and any associated recommendations.
  - 2.1.6 To prepare comments upon possible capital works as scheduled by the Culture, Leisure and Sports Business Unit of Carlisle City Council in February 2004 with the primary purpose of allowing public access.
- 2.2 Our survey team undertook the necessary inspections on 3 March 2004.
- 2.3 We have been asked to make only general comments upon the external appearance of Talkin Tarn Hotel and the 'temporary buildings' adjacent to the tea room.

## **3.0 SCOPE OF INSPECTIONS**

### **3.1 Condition surveys**

- 3.1.1 The condition of the building and features at Talkin Tarn has been summarised by referring to the description of elements, their condition and any need for repair along with approximate costs within the first 5 years and also years 6-10.
- 3.1.2 Works that are not, based on the findings at the time of our inspections, anticipated to be required within the next ten years have been ignored as forecasting the condition of an element beyond this period is considered to be close to guesswork without further knowledge of the Council's proposals for the site.
- 3.1.2 Areas covered by furniture and other heavy items of storage could not be inspected and these areas have therefore not been commented upon as removal of these items was not practical at the time of our inspections.
- 3.1.3 When commenting upon the possibilities of taking forward the 'Development Proposals' prepared by the Culture, Leisure and Sports Business Unit forwarded to us in February 2004, we have made preliminary comments only.

- 3.1.4 Clearly, we have not been asked to undertake a feasibility study or prepare plans or budget costs of the works as the extent has yet to be defined. The notes provided by the Culture, Leisure and Sports Business Unit have been very helpful by way of initial indications of proposals that we can discuss further following which feasibility studies would be needed.
- 3.1.5 Whilst enquiries of the statutory undertakers have been made, plans obtained and discussions held with the warden with regard to the mains services to the site, these have not been tested and their adequacy cannot be confirmed at this stage.

#### **4.0    CONDITION SURVEYS**

## **THE TEA ROOM AND SHOP BUILDING**

# TEA ROOMS & CHANGING ROOMS

Directions are taken when facing the building from the tarn

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Roof coverings - left hand offshoot	regular courses of natural slate with clay ridge capping.	Isolated moss growth, some displaced slates to rear left hand verge, otherwise satisfactory.	Clean down slates in years 2-3, refix verge slating in Year 1, lift and rebed ridge tiling in years 4-5	100	150	250
Roof coverings - front lean-to	Regular courses of natural slate with lead abutment flashings.	Some slightly delaminating slates to eaves course, otherwise satisfactory. Lead flashings intact and satisfactory although pointing breaking down to right hand flashing	Renew delaminating slates, refix and repoint right hand flashing in Years 2-3.		125	
Roof coverings - right hand wing.	Regular courses of natural slate with clay ridge capping.	Several slipped and missing slates to left hand roof slope. Isolated dishing to left hand roof slope. Significant dishing to front of right hand roof slope, isolated slipped and delaminating slates, notably to rear right hand verge.	Replace slipped, missing and delaminating slates in Year 1. Investigate dishing to front of right hand roof slope. Strip and recover both slopes in Year 5.	300		5000
Lead valley utters - front and rear slopes	Sheet lead work.	Aged, but otherwise satisfactory at this stage.	Assume renewal in Year 10.			600
Chimneys	1 no. stone chimney with lead weatherings to front gable of right hand section.	Hairline cracking to pointing, breach noted to flueway in right hand elevation, front right hand corner adjacent to eaves.	Repoint and check integrity of chimney (evidence of soot staining around joints), allow for relining of flue in year 1.	1000		
Eaves joinery.	Timber soffits and projecting timber purlins to front and rear verge of right hand section, timber fascia to rear elevation of left hand section.	Verge pointing breaking down to rear of right hand section, paintwork satisfactory at this stage, no evidence of current decay, pressed metal verge .... to front of right hand section intact and satisfactory.	Repoint verge		175	



Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
External elevations.	Coursed sandstone in lime mortar to right hand section. Coursed sandstone in cement mortar to left hand section.	Sandstone in satisfactory condition. Pointing satisfactory to left hand section, slight settlement/shrinkage cracking to rear left hand corner. Pointing generally weathered and open jointed to right hand section except front elevation. Evidence of structural movement and previous repairs to front left and right hand corners of right hand section	Periodic pointing repairs to left hand section, monitor structural movement to right hand section, front and left hand corners, and allow for full repointing with exception of front elevation in Years 2-3.		2,500	
Timber stair to left hand elevation.	Open tread timber with stained finish.	Satisfactory except for missing coping at base of newel post.	Refix copings to pad base of front newel post.		50	
Stone staircase and bridge access to left hand elevation.	Sandstone treads and spandrel walling with metal balustrade, rhs and angle iron bridge structure with timber decking and metal balustrade.	Staircase treads refaced to satisfactory standard, white lines to tread nosing worn, stonework spandrel walling loose, open jointed and undermined to base of steps. Bridge structure has moderate corrosion to the metalwork. Staircase handrail insecure.	Repoint and pack joints to stone spandrel walling, provide concrete haunching at base of same where undermined, relime staircase treads, descale, treat and repaint metal bridge structure and balustrade, all in Year 1. Take of ironmongery, fix wall side handrail to stone steps in Year 1.	600		
Veranda and staircase to front of building.	Timber open tread access staircase, timber joisted and decked veranda construction with timber balustrade supported on cast iron columns off stone plinths.	Timber balustrade rotten to top quarter landing and potentially unsafe, evidence of rot and instability to quarter landing - potentially unsafe, isolated wet rot decay to main veranda decking. Cast iron columns satisfactory, plinth stonework displaced to left hand column and right hand column, pointing weathered.	Overhaul joinery work and replace rotted timber, re-pack and point joints to plinth masonry.	450		

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Lintol to arched opening below front veranda.	Timber.	Longitudinal splits, evidence of decay to bearing ends and deflection to same.	Replace lintol.		500	
	External plumbing.	Isolated loose fixings to rainwater pipes, localised splits and holing to rainwater pipes, eaves guttering satisfactory.	Overhaul, repair and refix plastic rainwater pipes in Year 1.	200		
Joinery	Stained softwood casement and sash windows, stained/varnished timber doors.	Casement windows extensively decayed to tarn elevations, doors subject to slight wet rot decay, otherwise satisfactory.	Replace wet rot affected windows in Year 1, repair wet rot to doors and frames.	1200		
External surfaces	Variously quarry waste/chippings (to side and rear parking area), insitu concrete, pc concrete flags. Sandstone retaining wall adjacent right hand elevation.	Rear gravel/quarry waste parking area worn and undulating, insitu concrete paths satisfactory, flagged area to front of left hand section broken and undulating, sandstone and railway sleeper retaining wall to right hand side in satisfactory condition.	Top up quarry waste to parking and pathways, take up and relay flags to front of left hand section all in Years 2 3		1000	

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Drainage	Perimeter clay gullies serving rainwater pipes. <del>Route of drainage unknown.</del> Foul water from changing rooms runs via shallow inspection chambers to 'biodisc' type system beyond rear of building. Kitchen waste runs to same via grease trap in rear parking area. Enquiries revealed a history of problems with the drainage system due the drains being too shallow and the biodisc unit malfunctioning. The biodisc units is understood to lack a recirculating pump as this was faulty and was removed rather than replaced. This result in poor effluent quality requiring the unit to be emptied on average 3 times per year.	Enquiries reveal history of problems with the drains due to the foul drainage being too shallow and regularly backing up from the toilet block and biodisc unit.	Replace/blocked perimeter rainwater gullies, allowance for rationalising drainage system and upgrading/overhauling biodisc unit.	6500		
Internally						
Female Changing Rooms						
Ceiling	Painted slatted timber.	Good.	None required in foreseeable future.			
Walls	Painted blockwork, part white ceramic tiled.	Good, save for slight hairline shrinkage cracking to blockwork.	None in foreseeable future, save for routine redecoration, regrouting of tiles, etc.			

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Floors	Solid concrete with Altro type non slip welded vinyl sheet flooring.	Good, save for soiling to vinyl flooring.	None in foreseeable future, save for routine cleaning.			
Joinery	Painted timber batten doors, slatted timber benches to changing area.	Satisfactory, slight discoloration and wet rot decay to legs of benching due to location in wet area.	Repair legs to benching.		150	
Sanitaryware	White china shower trays, WC pans and washbasins on metal legs, chrome plated taps and shower valves.	Sanitaryware free from cracks or other significant defects, shower valves of some age, 1no tap head missing/defective.	Repair/replace defective tap, upgrade/replace shower valves in Years 2-3 (2no.)	50	600	
Electrical	Fluorescent strip lights, surface fixed wiring in plastic conduits to light switches and socket outlets, coin switches to shower units, 1no Xpelair unit with controls to rear wall.	Satisfactory, Xpelair unit of recent appearance.	Test annually by NICEIC electrician.			
Heating	1no double panel convector radiator fed via lphw heating system.	Satisfactory.	None anticipated in foreseeable future.			
Gent's Changing Rooms						
Ceiling	Slatted timber.	Satisfactory.	None anticipated in foreseeable future.			
Walls	Painted blockwork and ceramic tiling.	Decorations to blockwork soiled tiling dirty and crazed, missing in parts.	Retile in Years 1-2		1200	

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Floor	Solid concrete with Altro type non slip flooring.	Soiled but otherwise serviceable.	None anticipated in foreseeable future.			
Joinery	Timber batten doors, slatted timber seating.	Wet rot to base of legs to benching and door frame to WC cubicle.	Cut out and replace defective timber in Years 1-2.		250	
Sanitaryware	White china washbasins, shower trays, WC and urinals with chrome plated taps and fittings.	Shower curtains missing to 2no shower cubicles, hairline crack to urinal, otherwise serviceable.	Upgrade/.replace shower valves in Years 1-2, provide new shower curtains and tracks to 2no shower cubicles.	125	600	
Electrical	Fluorescent strip lights, surface fixed wiring in plastic conduits serving light switches and power points, elderly Xpelair unit to rear wall, 2no coin meters for shower operation.	Satisfactory	Allow for replacement of Xpelair unit in Year 2. Annual inspection by NICEIC electrical contractor.		375	
Heating	1no double panelled convector radiator run from lphw system.	Moderate corrosion to seams.	Allow for replacement in Years 2-3.		175	
<u>Service Cupboard</u> <u>Between Changing</u> <u>Rooms</u>						
Ceiling	Fireline board.	Satisfactory.	None anticipated in foreseeable future.			
Walls	Aerated concrete blockwork, unpainted.	Satisfactory, some shrinkage cracking evident to mid point.	None anticipated in foreseeable future			
Floor	Concrete, 1no. Inspection chamber cover.	Satisfactory.	None anticipated.			

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Internal Equipment,	Includes 1no Vaillant lpg fuelled floor standing water heater, WC cisterns, electrical consumer unit and meters and pipework serving showers.	Not tested - visual inspection only.	Anticipated replacement water heater in Years 2-3, testing of electrical system annually by NICEIC contractor.		1200	
<u>WC's - Tea Room</u>						
Ceiling	Painted plasterboard.	Good.	None in foreseeable future.			
Walls	Painted plaster/plasterboard.	Good.	None in foreseeable future.			
Floor	Suspended timber with Altro type non slip flooring.	Good, but slight creaking underfoot.	None in foreseeable future			
Joinery	Battened and flush boarded doors in stained softwood frames with brass ironmongery.	Satisfactory.	None in foreseeable future, save for minor adjustment of latches, etc.			
Sanitaryware	White china WC suites and washbasins with chrome plated fittings.	Satisfactory.	None anticipated in foreseeable future.			
Fittings to Disabled WC	White powder coated metal grab rails.	Satisfactory.	None anticipated.			
Electrical	Emergency light, electric hand driers, mechanical extract fans (none tested).	Visually satisfactory.	Test annually by NICEIC contractor.			
Heating	Pressed steel radiators fed from lphw system.	Satisfactory.	None anticipated in foreseeable future.			

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Roof Voids						
Roof Void Above Right Hand Section	Could not be inspected due to high ceiling.					
Roof Void Above Left Hand Section	Prefabricated truss rafter roof structure with mineral fibre quilt insulation, hessian based sarking felt to underside of slate coverings.	2 no metal flues disconnected, potentially emitting flue gas into roof void. Roof structure satisfactory.	Investigate and reconnect flues as matter of urgency.	150		
Left Hand Tea Room						
Ceiling	Painted plasterboard.	Satisfactory, save for isolated hairline cracking.	None anticipated in foreseeable future.			
Walls	Painted plaster on cavity walling, plastered studwork to rear. Right hand wall built in feature stonework.	Satisfactory.	None anticipated in foreseeable future.			
Floor	Suspended timber with fixed carpet covering (inspection of floor surface not possible).	Appears satisfactory, rigid underfoot.	None anticipated in reasonably foreseeable future.			
Joinery	Stained softwood elements including spindle partition, dado rails, skirtings and batten doors within softwood frames and architraves with brass ironmongery. Windows to front elevation are stained softwood.	Generally satisfactory (but see earlier comments and costs on rotten casement windows to front elevation). Left hand fire exit door binding in frame and requiring adjustment to ensure correct location of panic fastening.	Ease and adjust fire escape door and adjust operation of latch into rear WC lobby.	35		

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Electrical	13amp power sockets, emergency lighting and smoke detection tungsten light fittings.	Visually satisfactory (not tested)	Recommend annual testing by NICEIC registered contractor.			
<u>Right Hand Tea Room</u>						
Ceiling	Plasterboard/lath and plaster with paint finish, expressed kingpost trusses and purlins.	Hairline cracking to perimeter of ceiling, slight hairline cracking elsewhere, otherwise currently satisfactory.	Routine redecoration and filling/repair of shrinkage cracks over term of lease.			
Expressed Roof Structure	Timber kingpost trusses on purlins, stained finish.	Slight opening to joints, historic longitudinal shrinkage cracking to some members, evidence of worm infestation.	Allowance for timber treatments		350	
Walls	Solid masonry with textured plaster finish and dado rail, plaster finished stud partitions to rear.	Hairline cracking at junction with ceiling to front wall.	None, save for routine repair and redecoration during term of lease.			
Fireplace	Solid fuel cast iron coal burning grate within stone surround.	Fire back in poor condition, flue known to be breached (see earlier sections of this report).	Rebuild fire back.	150		
Floors	Suspended timber with sanded and sealed softwood boards.	Generally distressed but otherwise serviceable. Area of excessively worn flooring adjacent to entrance door. Evidence of historic worm infestation to surface of floor, probably inactive.	Relay/relevel worn flooring adjacent to entrance.	100		



Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Joinery	Stained softwood including Georgian wired glazed french doors to front, flush boarded doors with Georgian wired apertures into Kitchen, plank door with viewing slit to entrance.	Left hand kitchen door dropped on hinges, inadequate draught proofing/thresh to entrance door, french doors understood to leak during times of wind driven rain.	Overhaul and repair/draught proof doors.	250		
Electrical	13amp power sockets, emergency lighting and smoke detection, suspended lantern type tungsten light fittings.	Visually satisfactory (not tested).	Test annually by NICEIC registered contractor.			
Heating	Pressed metal convector radiators, open fireplace.	Satisfactory (but see earlier comments on fireplace and flue).	None in foreseeable future.			
Left Hand Kitchen Store Room						
Ceiling	Painted plasterboard.	Satisfactory.	None anticipated in foreseeable future.			
Walls	Solid and plasterboard with paint finish.	Satisfactory.	None anticipated in foreseeable future.			
Floor	Suspended timber with 'Altro' non slip flooring.	Satisfactory.	None anticipated in foreseeable future.			
Joinery	Timber shelving, flush boarded doors, stained softwood casement windows, built in cupboards and shelving.	Satisfactory, but right hand fire door lacks closer.	Provide closer to right hand door.	100		

Element	Description	Condition	Repair	Cost	
				Yr 1	Yr 2-5   Yr 5-10
Electrical	Tungsten light fitting, emergency lights and smoke detection. 1 no Hager consumer unit with MCBs	Visually satisfactory (not tested).	Test annually by NICEIC contractor.		
Heating	Non in this area.				
<u>Wash Up Area (off Kitchen)</u>					
Ceiling	Painted plasterboard.	Satisfactory, save for hairline cracking.	None in foreseeable future.		
Walls	Solid and plasterboard with paint finish and tiling to dado/picture rail height.	Satisfactory, with exception of hairline crazing and cracking to plasterwork on rear wall, some soiling noted to grout joints of tiling, vertical shrinkage crack between right hand solid wall and timber stud partition to front right hand corner.	Allow for plaster patch repairs in Years 1-2 and regrouting of tiles.	200	
Floor	Suspended timber with Altro non slip flooring.	Satisfactory.	None anticipated in foreseeable future.		
Electrical	Fluorescent strip light, smoke detector and emergency lighting. 1 no. Greenwood Airvac extract fan, control units associated with dishwashing equipment.	Visually satisfactory (not tested).	Test annually by NICEIC contractor.		
Fittings	Stainless steel catering sink base unit, benching and Electrolux commercial dishwasher.	Visually satisfactory (not tested).	Recommend appliance testing by NICEIC Contractor.		

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Heating	1 no Vailant wall hung gas fired combination boiler serving radiators throughout property.	Estimated age, 5-8 years. Last tested 4/3/99. Visually satisfactory	Recommend testing by Corgi registered engineer.			
<u>Main Kitchen</u>						
Ceiling	Plasterboard or lath and plaster, painted.	Satisfactory, save for minor shrinkage cracking, some staining to decorative finishes.	None anticipated, save for routine redecoration and filling of cracks over coming years.			
Roof Structure	Expressed kingpost truss with purlins.	Slight opening to joints, historic longitudinal shrinkage cracking to some members, evidence of worm infestation, probably inactive.	Allowance for timber treatments		100	
Walls	Solid and plasterboarded with paint finish and tiling to dado/picture rail height.	Slight shear pattern and hairline cracking to left hand wall, soiling and deterioration to areas of tiling.	Routine redecoration and crack repairs, regrouting and cleaning of ceramic tiling.		400	
Floor	Suspended timber with Altro type non slip flooring.	Satisfactory, slightly soiled.	None anticipated in foreseeable future.			
Joinery	Flush boarded doors in stained softwood frames, original sliding sash window to right hand elevation.	Satisfactory, but sliding sash window loose and draughty.	Overhaul and draught proof sliding sash window.		150	
Electrical	Fluorescent strip lighting and 13amp power points fed via surface mounted plastic trunking. 1 no electric fly killer to front wall, various controls to electrical appliances.	Visually satisfactory (not tested).	Test annually by NICEIC contractor.			

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Heating	None provided in this area.					
Appliances	Includes stainless steel sink units, wash hand basin, gas range, stainless steel extractor hood, various grill units, coffee machines etc.	Not tested. Some appliances appear to be in excess of ten years old are likely to require replacement in the near future.	Allowance for upgrading/replacing catering equipment			5000
Ground Floor Tea Room						
Ceiling	Plasterboard, painted to front area, open jointed fireline board to the rear two rooms.	Satisfactory.	None anticipated in foreseeable future.			
Walls	Painted stonework. Plaster and plasterboard drylining to right hand servery and rear preparation area.	Generally satisfactory, slight evidence of rising dampness/bridged damp proof course to door opening between servery and rear preparation area.	None anticipated in foreseeable future, save for routine redecoration. Allowance for possible damp treatment.		150	
Floor	Cement screed over presumed concrete to front area with paint finish, Altro over solid floor to right hand servery and rear preparation area. Rough/patched concrete to the 2nd rear store rooms.	Flooring to front generally satisfactory subject to redecoration of painted areas. Concrete flooring to rear rooms of serviceable standard if rooms are to remain as stores.	None in foreseeable future.			
Joinery	Ledged and battened and flush boarded doors within softwood frames, timber clad servery counter with melamine top.	Generally satisfactory.	None anticipated in foreseeable future.			

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Electrical	Smoke and heat detection equipment, fluorescent strip lights and tungsten spot lights, metal clad and plastic socket outlets.	Apparently satisfactory but not tested.	Recommend periodic testing by NICEIC contractor.			
Heating	Electric panel heaters to perimeter.	Satisfactory (not tested).	None anticipated in foreseeable future.			
Fixtures and fittings.	Stainless steel benching and sink units to food preparation area, chiller unit to servery (not tested), chest freezers, drinks chiller, etc to servery (not tested).	Satisfactory (not tested)	Recommend periodic appliance testing by NICEIC contractor.			

## **PUBLIC TOILETS**

# DETACHED TOILET BLOCK

Element	Description	Condition	Repair	Yr 1	Cost Yr 2-5	Yr 5-10
Externally						
External Elements	Timber framed with shingle clad elevations and roof. Separate male, female and disabled person's wc's.	The shingle roof coverings are at the end of their useful life, one roof slope has been partially repaired by laying new shingles over the existing. The shingle hanging to the external elevations is in fair condition, however the nail fixings are corroding resulting in an ongoing maintenance liability.	Recommend reroofing with suitable material and recladding exterior of building with treated shiplap timber or uPVC cladding in Years 1-2.		5000	
Windows	Metal top hung casements with Georgian wired glazing.	Satisfactory.	Ease, adjust and lubricate in Years 1-2.		50	
External Plumbing	Cast iron eaves guttering and downpipes, cast iron soil stack to end elevation.	Satisfactory.	No significant repairs, save for routine redecoration and clearance of gutters.			
External Doors	Flush boarded and timber batten doors in softwood frames.	Fair condition, however all affected to varying degrees by rot to base of frames.	Overhaul doors, cut out and replace rot affected timber in Years 1-2.		150	
External Surfacing	Concrete path and ramps with timber balustrades.	Satisfactory, some looseness and insecurity to sections of balustrade.	Resecure balustrading as required.	30		
Drainage	Route of surface water drainage unknown. Foul water understood to flow to adjacent septic tank within fenced compound.	Not tested, however it is understood that the septic tank malfunctions and regularly floods and contaminates an adjacent low lying area within the nearby woodland as the soakaway is blocked.	It is recommended that the existing septic tank be abandoned and a new connection made into the adjacent biodisc unit subject to this being put into proper working order being shown to have sufficient capacity to accept additional drainage.		2500	

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Internally						
Ceiling & Walls	Cement rendered on metal lathing with paint finish. 'Sundeala' board ceiling with paint finish.	Satisfactory, although decorative condition poor.	Redecorate (no costs allowed).			
Floors	Granolithic screed.	Satisfactory, although generally soiled, lacking tiled finish.	Non required, however provision of a tiled finish would be more hygienic.			
Joinery	Flush boarded doors within softwood frames.	Satisfactory but decorative condition poor.	Redecorate and overhaul locking furniture and ironmongery (no costs included for decoration).		125	
Sanitaryware	White china W.c.'s and washbasins on legs, black resin cisterns (probably containing asbestos) connected via flush pipes. Fireclay slab urinal with channel drain to Gents.	All in poor condition, extensively crazed with loss of glaze finish breakage to sanitaryware, etc.	Recommend renewal of all sanitaryware within Years 1-2. NB: Cisterns should be tested for presence of asbestos and if detected, disposed of as controlled waste.		3750	
Electrical Services	Ceiling mounted bulk head fittings served via metal conduit.	Not operating at time of condition.	Test and repair/reinstate as required.		400	
				30	11975	0



**WARDEN'S OFFICE AND ASSOCIATED TEMPORARY BUILDINGS**

# WARDENS OFFICE & EDUCATION ROOM

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Externally						
General	2 no. Portakabins with larch cladding to exterior	See below	See below			
Roof Coverings	Flat roof with butyl membrane.	Satisfactory.	Anticipated remaining life prior to recovering 5 years.			1000
External Cladding	Larch lap cladding.	Extensively stained and disfigured to algae growth, rotten to base of elevations and numerous loose sections.	Allow for stripping and recladding with suitable alternative within Years 1-2.		2500	
Internally						
Internal Elements	Standard portakabin layouts divided with link corridor, one unit having WC and kitchen accommodation, the other being open plan to provide an Education Room. Electricity, heating and plumbing services are laid on and were working satisfactorily at the time of our inspection.	Generally satisfactory, albeit buildings are of a temporary nature.	Anticipated remaining life of up to eight years following which replacement will be required.	0	2500	1000

# OLD STABLE BUILDING

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Externally	Timber former Victorian stable with rough sawn boarding to elevations, cement asbestos slate roof coverings.	Extensively rotted, structure racking due to inadequate cross bracing, limited remaining life.	Anticipated remaining life 4-5 years prior to demolition. Ensure roofing materials are treated as and disposed of as controlled asbestos waste. Anticipated cost of demolition shown		1500	
Internally	Earth floor, timber kingpost trusses on timber post arrangement, common timber rafters and purlins	Extensive rot and insect attack to structural members	Anticipated remaining life 4-5 years prior to demolition.			

## **ROWING CLUB BUILDING**

# ROWING CLUB BUILDING

Element	Description	Condition	Repair	Yr 1	Cost Yr 2-5	Yr 5-10
Externally External Elements	Mono pitch steel portal frame building with blockwork dado walling and timber 'Yorkshire' boarding thereafter, 1no vertically boarded timber sliding door to main elevation. Roof coverings of profiled cement sheeting with similar eaves guttering, downpipes, barge and ridge closure pieces, almost certainly of asbestos cement.	See below	See below			
Roof Covering	Profiled cement asbestos.	Extensively obscured by moss growth therefore not possible to determine condition.	Clean down roof coverings in accordance with all HSE recommendations in terms of access, cleaning operations and disposal of resultant waste.		450	
Rainwater Goods	Cement asbestos.	Eaves gutter blocked, leakage evident to joints, 1no rainwater pipe broken to upper collar, 1no lacking connection to underground drainage system.	Clean and overhaul and repair drainage system following HSE guidelines.		250	
Yorkshire' Boarding	Creosoted rough sawn timber.	Generally satisfactory.	Retreat periodically.			
Portal Frame	Steel mono pitched portal frames with sheeting rails supporting 'Yorkshire' boarding/cladding.	Slight corrosion where decorative finish breaking down otherwise satisfactory.	Treat and repaint periodically (no costs allowed).			

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Blockwork Dado Walling	Concrete blocks.	Generally satisfactory, main elevation stained due to moss and algae growth.	Non anticipated in foreseeable future, save for cleaning down.			
Sliding Entrance Door	Vertically boarded timber with separate pass door.	Extensive wet rot decay to boards.	Replace doors in Years 2-3.		800	
Internally Floor	Concrete.	Extensively cracked, worn and uneven but otherwise serviceable for current use as boat storage shed.	None anticipated - fit for current purpose			
Electrical Services	Fluorescent tube lighting fed via surface mounted conduits.	Satisfactory.	Test annually by NICEIC contractor	0	1500	0

**ALEXANDER BOATHOUSE**

# ALEXANDER BOATHOUSE

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Externally	Roof Coverings.	Several slipped, displaced slates, ridge tiling upointed. Otherwise satisfactory.	Replace missing and displaced slates, take up and rebed, repoint the ridge tiling in Year 1.	350		
	Chimney	Truncated and capped stone chimney serving former fireplace within	Repoint in years 2-3.		200	
Walls		Random and coursed chisel faced stonework over projecting plinth all bedded in lime mortar, 1 no projecting sandstone oriel bay window to the rear elevation.	Fully repoint stonework in Years 2-3.		4000	
		Generally satisfactory and free from evidence of significant structural movement (with exception of historic shakes to right hand elevation). Some areas of shaling/weathered stonework. Pointing moderately weathered.				
Internally						
Roof Structure	No access to roof void. Assumed timber, rafters.	Condition unknown - suspect heavily decayed/rotten.	Anticipate extensive renewal of defective timbers and timber treatments. Allowance.		1500	
Ceiling	Lath and plaster.	Poor, detached to estimated 60% of ceiling. Underlying laths rotten, evidence of widespread water ingress through roof coverings.	Take down ceiling and renew.		1200	
Walls	Solid masonry with lime plaster.	Poor, widespread penetrating damp, detached plaster, etc.	Hack out defective plaster and renew		3500	



Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Floor	Suspended timber over the tam with softwood boards.	Poor, numerous patched and lifted boards to rear section and undersized joists. Underlying structure unsound. Front section in better condition	Renewal rear floor entire and repair front floor.		1500	
Joinery	Timber panelled internal doors, softwood or hardwood stained windows, of recent form with original exterior timber shutters.	Internal doors distressed but capable of refurbishment. Windows are in fair condition and capable of overhaul and repair.	Overhaul joinery		750	
<u>Lower Level</u>						
Floor/Roof Structure	Front half of upper floor structure is of machined softwood joists and boards, rear is of larch poles supporting boards. An intermediate RSJ has been provided between the front and rear to reduce spring due to undersized floor joists.	Mainly satisfactory to the front subject to treatment of isolated areas of rot and worm infestation. Floor to rear is undersized and structural members are weakened by insect infestation.	Renew/repair floor - costs included above			
Walls	Sandstone.	Satisfactory.	None anticipated in foreseeable future.			
Floor (front of building)	Cement screed.	Satisfactory.	None anticipated.			
Joinery	Ladder steps to floor access and raised walkway to right hand side.	Ladder access is a Health & Safety hazard. The walkway is subject to rot and decay.	Renew steps including handrail. Overhaul walkway.		600	
	Timber doors to boat door	Subject to wet rot decay.	Replace with new		450	
				350		13700

**FARLAM BOATHOUSE**

# FARLAM BOATHOUSE

Element	Description	Condition	Repair	Yr 1	Yr 2-5	Yr 5-10
Externally	External elevations of coursed sandstone under pitched and slated roof. Former chimney stack to entrance gable, now truncated.	See below	See below			
Roof Covering	Regular courses of natural slate with hewn stone ridge.	Poor - missing and slipped slates, exposing underlying roof structure	Roof coverings at end of life, complete recovering is required.			
Chimney Stack	Sandstone stack, now truncated	Poor	Remove.			
Walls	Coursed sandstone with quoins.	Settlement and twisting evident to entire structure. Footings have been undermined where walls are constructed in the barn causing progressive settlement.	To save the building underpinning is likely to be required in conjunction with crack stitching and complete repointing.			
Entrance Step	Sandstone with cement topping.	Dilapidated and undermined.	Reconstruct or remove.			
Internally	Internal inspection not possible.					
Overall Opinion	We are of the opinion that this building is beyond economic repair given the limited use to which it could be put. We would therefore recommend demolition. Anticipated cost of demolition includes salvage value of materials				1000	

**TALKIN TARN HOTEL**  
**(Brief external observations only)**

## HOTEL - LIMITED PART EXTERNAL ONLY

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Externally - Tarn elevation						
Chimney Stacks	4no brickwork stacks.	Fair condition.	Redress flashings.			
Left Hand Front Roof Slope	Regular courses of natural slate.	Evidence of slate slippage and dipping to the right hand projecting verge.	Allow for recovering roof, investigate and repair verge structure.		4500	
Valley Gutters	Lead valley gutters to the large left hand dormer.	Appear poor however we cannot be certain due to distance from which building was viewed.	Anticipate stripping and relaying		900	
Right hand front roof slope & lower porch	The roof coverings are completely obscured due to moss growth. We cannot be certain as to the nature of the roofing materials.	Unknown	Further investigation required.			
Valley gutters to 3 no. front dormers	Completely obscured due to moss growth. We cannot be certain as to the nature or condition of the valley gutters.	Unknown	Further investigation required.			
Elevation	Regular courses of chisel dressed red sandstone.	Pointing appeared to be in satisfactory condition with no obvious signs of structural movement or other defects being evident to this elevation.	None anticipated			
Joinery	Moulded barge boards and eaves joinery	Signs of extensive decay to the decorative moulded timber barge boards to the 4no gable peaks.	Cut out and replace rotten joinery		900	

Element	Description	Condition	Repair	Cost		
				Yr 1	Yr 2-5	Yr 5-10
Right Hand Elevation - as viewed from field	Timber sliding sash windows.	Could not form a view on condition due to distance from which the property was viewed.	Further investigation required			
	Consists of a higher left hand section and lower right hand section	See below	See below			
	Left hand section is totally obscured due to moss growth	Unknown	Further investigation required			
	Right hand section is mostly obscured by moss growth. Extensive deflection present to lower roof slopes	Unknown	Further investigation required			
Stonework	Regular courses of chisel dressed abd rubble red sandstone.	The lower level section shows signs of previous movement and distortion. The remaining is satisfactory	None in foreseeable future.			
Courtyard Elevation - roof coverings	Natural slate or tile	The main roof slope is heavily obscured by moss. Some evidence of delaminating slates/tiles is present below the chimney stack	Further investigation required			
Courtyard Elevation - Stonework	The inner elevations are of random sandstone with dressed stone surrounds to window and door openings, etc. the stonework is painted with masonry paint.	Largely satisfactory with no significant signs of movement or other defects.	None in foreseeable future.			
Chimney stacks	2 no brickwork stacks	Satisfactory condition. Flashings slightly displaced.	Redress flashings	0	150	0
					6450	0

## **5.0 DISABLED ACCESS**

- 5.1 The Disability Discrimination Act 1995 seeks to eliminate discrimination against people with a disability in various aspects of daily life. Our Disabled Access Consultant has made the following observations.
- 5.2 In the context of these buildings, we believe that two Parts of the Act either apply or potentially could apply.
- 5.3 Part 2 of the Act deals with employment issues. Basically, this Part means that it is unlawful to refuse someone a job because they are disabled and the employer must do what is reasonable to remove barriers to a disabled employee carrying out their duties.
- 5.4 At present, there is an exemption for small employers, currently defined as those with fewer than 15 employees (although it is not entirely clear whether this means the total workforce or the number in a particular location), but that exemption is due to be removed in October 2004.
- 5.5 Having said that, this Part is not anticipatory, so it is not necessary to carry out modifications in anticipation that you might employ a disabled person at some time in the future, although the modifications should be in place as soon as a disabled person starts work.
- 5.6 Part 3 deals with Service Providers, and states that a Service Provider must offer the service he provides to a disabled person on terms which are no less favourable than the terms offered to a person who does not have that disability, "*so far as it is reasonably practicable so to do*".
- 5.7 The Act does not define what is reasonable, but it is generally accepted that the British Standard, B.S.8300:2001, entitled Design of buildings and their approaches to meet the needs of disabled people" sets out the standards which we should aspire to. It is, however, accepted that it will not be possible to fully meet those standards in the case of existing buildings.

### **Approach, routes and street furniture**

- 5.8 The approach is by means of an unsurfaced track from the public highway, which would be hazardous for any disabled person who was approaching the site by any means other than a motor vehicle. Having said that, the site is relatively remote and it is probably unlikely that many would wish to approach other than in a motor vehicle.
- 5.9 The signage to the general site from a distance is generally good, but once within the boundaries of the park the signage is extremely poor and verging on the non-existent.
- 5.10 In particular, there is nothing on the approach to the main parking area to indicate that disabled drivers and others with disabled passengers can progress to a position close to the Tea Room building.

- 5.11 At the head of the driveway leading to the Tea Room, there is a sign, but in my view this is of inadequate size and prominence to be appropriate. (As a personal comment, our surveyor has visited Talkin Tarn on at least half a dozen previous occasions and had never found the access to the Tea Room!).
- 5.12 There is little, if any, street furniture on the approaches which could present a hazard. However, the access paths around the park are totally inadequate for disabled people. Wheelchair users and those using electrically propelled "scooters" would find the path around the tarn extremely difficult and ambulant disabled people would also find the surface extremely challenging.
- 5.13 Similarly, the stiles and gates on the route around the tarn would present problems for all these users. Many of the gates have springs to keep them closed, despite the fact that we understand that there is seldom any stock in the fields, and the catch mechanisms would be too high for a wheelchair or scooter user to reach conveniently.

#### **Car Parking**

- 5.14 The car parking provision close to the Tea Room building is provided with a relatively rough gravel surface, which would present significant problems for wheelchair users and ambulant people with mobility difficulties. Firm, properly compacted surfaces are preferred, ideally either tarmacadam or some form of pavers.
- 5.15 As mentioned above, there is totally inadequate signage to the parking area close to the Tea Room, and this should be improved as an early priority.
- 5.16 There are no designated parking spaces reserved for use by disabled drivers and those conveying disabled passengers. We would recommend that at least one designated space be provided, ideally close to the bottom of the ramp leading to the Tea Room. This should be clearly marked as being reserved for Orange/ Blue badge holders and some form of monitoring should be implemented to ensure that it is not used by people who are not entitled so to do.
- 5.17 Similarly, we believe that it would be reasonable to provide one designated space close to the gate leading to the boathouse nearest to the main car parking area.
- 5.18 Clearly, it is not reasonable to expect access by car to be available to the boathouse on the far side of the lake.

#### **External Ramps**

- 5.19 There is an external ramp leading from the car park to the main entrance to the Tea Room on the upper level of the main building. However, this has a number of shortcomings.



- 5.20 From the car park, there is a 6 metre run of concrete ramp at a gradient of approximately 1 in 10 to a level landing approximately 1.5m long, with a further 6 metre run of concrete ramp to a landing which is not entirely level where the ramp turns through just over 90 degrees to the top section, which is formed in timber boarding at a similar gradient over a length of approximately 4.15m. The ramp is approximately 1.250m wide between handrails, although the concrete section only has a timber post and rail fence to each side.
- 5.21 B.S.8300:2001 suggests that ramps should not be more than ten metres long, but in this case the intermediate ramp divides the total run into two sections each six metres long, which is acceptable. However, the gradient is far too steep, particularly on the top section which could be extremely slippery when wet. The recommendations in B.S.8300:2001 are that ramps of up to five metres length should be no steeper than 1 in 15, whilst those over five metres long should be no steeper than 1 in 20. Clearly, this ramp is significantly steeper than the recommendations, which would make it extremely difficult for wheelchair users and the majority of ambulant people with impaired mobility.
- 5.22 Whilst it would obviously be expensive, we believe that consideration must be given to re-designing this ramp to achieve compliance with the recommendations regarding gradient.
- 5.23 The approach to the boathouse near the car park is clearly also significantly steeper than the recommended gradient. However, this is largely governed by the natural topography and as such there is little which can be done to improve the gradient.
- 5.24 On the other hand, the surface of the incline down to the boathouse was previously tarmacadam, but this is now breaking up badly. We believe that it would be reasonable to re-surface this area with a firm finish, such as tarmacadam, to improve access. We also believe that it would be reasonable to arrange a single designated parking area adjacent to the boathouse, so that a disabled person could take their car down to the boathouse, largely eliminating the problem of the access slope.

#### **External Steps**

- 5.25 There are three flights of external steps to the main Tea Room building. Adjacent to the entrance door to the Tea Room itself is a flight of stone steps, which are clearly quite old. The rise and going of these steps is outside the range which would be suitable for most disabled people. In addition, we anticipate that in some weather conditions these steps will be quite slippery.
- 5.26 There is also a timber staircase leading to the balcony at the lake side of the building. Once again, the rise and going would be unsuitable for many disabled people, with the rise in particular being problematic. The recommendations contained in B.S.8300:2001 are that the rise of a staircase should be between 150mm and 170mm, with 150mm being the preferred dimension, and the going should be between 250mm and 300mm, with 300mm being preferred. The width of the flight is acceptable, as are the handrails, although circular or oval section rails are preferred rather than large, chunky rectangular sections.

- 5.27 The treads are in dark coloured hardwood with black anti-slip strips being applied. This presents virtually no visual contrast. The leading edges of the steps should be provided with contrasting markings to assist those with impaired vision.
- 5.28 Similarly, the timber staircase from the first floor fire exit is too steep to meet the recommendations of B.S.8300:2001, and lacks contrasting markings to the nosings.

### **Entrances**

- 5.29 The main entrance to the Tea Room from the top of the ramp is wide enough for most users, although the door is extremely heavy to open. The recommendation is that a closer should only require a force of between 25 and 30 Newtons to open the door. The initial stages of opening this main door requires a force in excess of 50 Newtons. We accept that weather conditions in this location can be severe but we feel that the pressure required to operate the door could be reduced.
- 5.30 There is insufficient visual contrast between the door and its handle mechanism, which means that a visually impaired person could have difficulty in locating the door handle.
- 5.31 The external door leading from the Tea Room to the Balcony has a threshold which has been fitted with a simple plywood ramp, but this is far too short and too steep to be convenient. In addition, these doors, which are of ten-pane glazed type, are fitted into a side frame which is of similar form, presenting little clue to a visually impaired person to indicate which part is the actual door.
- 5.32 The single leaf opening width would be too restrictive to allow many ambulant disabled people to pass through conveniently, and certainly a wheelchair user would require both leaves open, although the second leaf has bolts at the top and bottom meaning that third party assistance would be required to open the doors.
- 5.33 The doors leading to the changing rooms on the lower level each have two concrete steps, which are an obvious barrier. We believe that it would be relatively simple to construct ramps to eliminate these steps.
- 5.34 The door leading into the boathouse has a timber threshold which also presents a barrier, and a trip hazard to an ambulant person, which should be eliminated.
- 5.35 The door to the detached boathouse has a very steep step from a platform which is, in itself, neither level nor smooth and which has a step to the general access path. The step into the building is over 300mm high, with a distinct lip around 130mm above the external ground level, although this is not wide enough to form an external step. Once again, we believe that it would be relatively simple, and as such reasonable, to provide a step-free entrance to the upper level of the boathouse.

### **General Internal Areas**

- 5.36 Circulation around the Tea Room is limited by the amount of space between the tables. This would be extremely difficult for a wheelchair user but would also present problems for many ambulant disabled people.

- 5.37 However, we understand that commercial pressures probably dictate the number of tables, and hence the space between them, but the operators must be aware of the potential problems and be ready to move tables and chairs to accommodate users with particular needs.
- 5.38 The changing rooms offer adequate space generally but the entrance lobbies would present significant problems for wheelchair users and also for many ambulant disabled people. The door into the changing area is offset from the external door, and the lobby is only some 900mm wide. This width is sufficient for a wheelchair user to pass along it, with some difficulty, but they would be unable to turn through the inner door from the lobby (or, for that matter, to turn into the lobby from the external doorway).
- 5.39 As such, effectively, the changing areas are inaccessible to a wheelchair user. This is, in my view, a significant problem, as this would undoubtedly represent discrimination against such a person if challenged in the Courts. I feel, therefore, that some means must be found of providing a wheelchair accessible changing area.
- 5.40 The upper floor of the detached boathouse would be reasonably accessible if the problems associated with the entrance door could be resolved. However, there is currently absolutely no means by which a disabled person could gain access to the boat dock, with the only access being down a steep ladder, the access to which is extremely difficult. Once again, we believe that this could be seen as discrimination, and some means must be found by which a disabled person can gain access to a boat boarding position.

#### **Internal Doors**

- 5.41 The internal doors within the Tea Room area were generally wide enough for most users, including wheelchair users where they are able to approach "straight on" or from a wide circulation area. However, in common with the main entrance door, the force required to overcome the self-closing device is too high for most disabled people to manage.
- 5.42 The internal doors within the changing areas were also reasonable in terms of width but they were finished in the same colour as the walls in which they are located. This would make the doors almost impossible for someone with impaired vision to find. There should be some visual and tonal contrast between the door and either its frame or the wall in which it is located. Similarly, the door furniture should contrast with the door itself.
- 5.43 The internal doors in the detached boathouse were painted red, which offered a good visual contrast with the surrounding wall surfaces, although the doors themselves were narrow and in one case led to the top of the ladder access to the boat dock.

## **Internal Ramps**

- 5.44 The only internal ramp leads from the main part of the Tea Room into the side area. This is around 1200mm long and is at a gradient of approximately 1 in 11. As such, this is only just outside the criteria set out in B.S.8300:2001 and we feel that it is probably acceptable although if any joinery works are being carried out in this area it would not be difficult or expensive to extend the ramp a little to reduce the effective gradient.

## **Internal Stairs**

- 5.45 There are no longer any internal stairs within the main Tea Room building.
- 5.46 The internal ladder access in the detached boathouse has been described earlier, and is totally inappropriate and inadequate for the needs of disabled people.

## **WCs: general provision**

- 5.47 The general wc provision associated with the Tea Room comprises a single wc cubicle. The overall length of the cubicle appears to meet the basic design criteria set out in B.S.8300:2001 but this still does not provide the amount of clear space between the door swing and the leading edge of the wc pan which is recommended (500mm diameter clear space recommended).
- 5.48 The space in the cubicle is also restricted by the large toilet roll holder. As such, this cubicle would be extremely difficult for most disabled people to use.
- 5.49 We was pleased to see cross head taps which are easier for those with restricted grip or limited hand movement than the more modern designs.

## **WCs: wheelchair user**

- 5.50 There is a single wheelchair accessible wc compartment immediately adjacent to the general wc cubicle.
- 5.51 This cubicle is approximately 1750mm x 1510mm net of fixed ducts and similar features which would restrict the overall size. As such, the width meets the recommendations in B.S.8300:2001 but the overall length is less than recommended.
- 5.52 As such, the space available for a wheelchair user to turn round would be limited, but it is difficult to see how a compartment meeting the recommendations in the British Standard could be provided without sacrificing the cupboard at the end of the passageway and part of the passage itself which would, in turn, result in the door to the kitchen store being blocked up. This is almost certainly impractical, and as such this would mean that the existing provision is the best which can be reasonably provided.

- 5.53 The details within the compartment are good, with grab handles in appropriate locations and the relationship between wc, wash hand basin and hand drier being reasonably acceptable although perhaps the location of the drier could be improved.

#### **Internal surfaces**

- 5.54 We noted no particular problems in terms of internal surfaces apart from the fact, noted earlier, that the decorative finishes to some areas presented inadequate colour and tonal contrast between walls and doors, or between doors and fixed side frames.

#### **Facilities**

- 5.55 **Seating** – We noted that the seating throughout the Tea Room was all of a similar type with none of the seats having armrests. Many disabled people welcome a choice of seating heights and the choice of some seats with arms as well as without.
- 5.56 **Counters and service desks** – the counter in the Tea Room appears to be acceptable and it appears that most customers probably do not actually approach the counter particularly closely. The counters in the boathouse beneath the Tea Room were at heights of 900mm and 1.040m. Clearly, the latter is rather high for a wheelchair user, but the lower section would be reasonably acceptable. It is not clear from my inspection, when this area was not operational, whether there is a functional difference between the two counters which could not be overcome to allow easier use by disabled customers.

#### **Wayfinding**

- 5.57 We have already discussed the problems of signage on the approach to the buildings.
- 5.58 Buildings of this nature do not generally present too many problems in terms of wayfinding within the building but we feel that the use of white lettering on blue signs fixed to dark stained doors in the toilet area could be improved by changing the colour scheme.

#### **Lighting**

- 5.59 Generally lighting was reasonably acceptable although we felt that the lighting in the toilet lobby was poor and that in the secondary part of the Tea Room was patchy and could be improved.

#### **Acoustics**

- 5.60 Acoustics in the buildings were generally acceptable although the changing areas presented a certain amount of reverberation which could be distracting to hearing aid users. However, this is generally a feature of areas of this nature (where there are predominantly hard surface finishes) and it is difficult to eliminate the reverberation completely.

## **Means of escape**

- 5.61 Clearly, if people with a disability are able to gain access into a building, it is important to consider how they can be evacuated in the case of an emergency. In general, one would expect that they would leave the building by the same route they used to enter. However, in this instance, there is only one route into the upper floor which is acceptable to the majority of disabled people, for reasons outlined above.
- 5.62 As such, it is possible that disabled people could be unable to leave the building unaided in the event that the single accessible route was blocked by the emergency giving rise to the need to evacuate.
- 5.63 We would therefore recommend that an evacuation chair be provided in the Tea Room area to allow able bodied users to assist a disabled person in evacuating by one of the staircases which they might be unable to use unaided.
- 5.64 In addition, consideration should be given to how a person with severely impaired hearing might be made aware of an emergency if they were alone in part of the building. This is best achieved by either visual alarms, such as flashing red beacons linked to the fire alarm system, or by personal vibratory alarms linked to the fire alarm by radio. However, given the transitory nature of most of the users of these buildings, we believe the former is the only viable option.

## **Building Management**

- 5.65 Careful management of the building can have as much impact on accessibility as some structural aspects. Clearly, if a situation is allowed to develop where discarded boxes are allowed to block access routes, this can have a serious impact for a disabled person. Equally, it is relatively common to find the accessible wc compartment used as a store, which is not acceptable.

## **6.0 HEALTH & SAFETY ISSUES**

- 6.1 A number of elements have been highlighted as requiring repair or replacement which includes items that have a health and safety related aspect to them.
- 6.2 In addition, it is clear from a cursory inspection of the wooded areas of the site that a number of trees pose a possible hazard to the public.
- 6.3 It has also been brought to our attention that the site warden was apparently knocked unconscious by a falling branch and that there is understood to have been an instance when a tree or branch fell damaging a private motor vehicle.
- 6.4 There may well have been other instances.
- 6.5 We have been informed that Cumbria County Council commissioned a report from an arboriculturalist on the trees and related safety matters and it is recommended that the City Council have sight of this report and consider taking further advice before proceeding with a decision to purchase the asset from the County Council.
- 6.6 There are also other public access related issues upon which separate advice has been sought by the City Council in relation to environmental matters. In addition, further matters require immediate investment plus ongoing maintenance over the coming years:

Filling potholed car park and road surfaces

Attention to muddy and uneven paths and tracks

Loose sleeper edging to sections of the tarn

The need for mesh on some of the timber boarded areas/landing stages

Very uneven grassland, loose fencing, etc,

The above are considered to generate costs in the region of:

Year 1	£15,000
Plus	£ 5,000 p.a.

## **7.0 POTENTIAL IMPROVEMENTS**

- 7.1 We have been asked to make preliminary comments upon the possibilities of taking forward the 'Development Proposals' prepared by the Culture, Leisure and Sports Business Unit forwarded to us in February 2004.
- 7.2 An inspection was made of the various areas referred to below by way of an initial appraisal of the possibility of undertaking the work.
- 7.3 Clearly, it is understood that we have not been asked to undertake a feasibility study or prepare plans, or budget costs of the works as the extent has yet to be defined. The notes provided by the Culture, Leisure and Sports Business Unit have been very helpful by way of initial indications of proposals that we can discuss further following which feasibility studies would be needed.
- 7.4 In the meantime, we would make the following preliminary observations upon the proposals that have been described to us:

### **Main Boathouse/Tea Room**

#### **Proposals provided by the Culture, Leisure and Sports Business Unit**

- To the front of the boathouse facing the tarn, provide a visitor centre/reception area with interpretation and display exhibits (interactive exhibits, computer based displays).
- Provide a meeting room/classroom with accommodation for thirty with worktables and computer outlets suitable for school and group use (audio and visual display facilities and demonstration area).
- Provide a small office with sales type counter for boat hire plus storage for life jackets, etc.
- Patio, hard surfaced with seating area, outdoor information/display/history boards. Note: Old photographs of the tarn show an Edwardian bathing hut, wooden framed, built on stilts over the water near the current Tea Room. A reconstruction of this building using modern methods would make an ideal visitor centre if space cannot be made available within the re-modelling of the Tea Room building described above.

#### **Our initial observations**

- It is our experience that, upon discussing detailed briefs with clients following initial proposals such as this, the actual requirements tend to become significantly developed once the impact upon the existing building and environment is fully appreciated.



- Clearly the size and exact requirements of the users, the technological aspects of the display exhibits including the interactive exhibits that are proposed, the computer based displays, etc, all need to be discussed in detail for reliable costs to be put forward. The extent of hard surfacing and seating areas and signage also needs to be discussed.
- On the basis of the information available at this stage, we would anticipate that the proposals would cost in the region of £150,000-£250,000 plus fees and VAT (say £200,000-£330,000).
- If, as discussions develop, a decision is made to proceed with the alternative 'bathing hut' visitor centre then, due to the building techniques and traditional materials and methods that would need to be adopted, we would anticipate that the above budget would rise to £400,000-£500,000 including fees and VAT.
- Both schemes would generate very interesting feasibility studies and we would be delighted to assist with these should a decision be made to move forward with the proposals.

### To Rear of Boathouse

#### Proposals provided by the Culture, Leisure and Sports Business Unit

- Provide new garage and store to replace existing metal containers, etc. Provide secure storage yard/area. Replace existing toilet block (existing to be demolished). Provide male/female/disabled toilets and separate toilets and showers for camp site users. Provide staff toilets (mess room). Note: Proposals may consider alterations to the layout of the present tea room to achieve maximum use and potential of the first floor.
- Security cameras/lights are to be included in any proposals for the existing building and associated new extensions.
- The advantages of providing serviced tenancy accommodation for occupation by a full time warden is an issue which will need to be considered. The position of such accommodation would be largely influenced by the availability of existing services, but also the requirement of offering some privacy from the general public areas.

### Our initial observations

- In the same way as noted above, the comments made by the Culture, Leisure and Sports Business Unit are very helpful informing an outline impression of the types of accommodation that might be needed but, as the detail is not yet available, we are unable to provide any certainty with regard to costs.

- However, based upon the information available at this stage we would anticipate that providing the garage and store and secure yard area might cost in the region of £40,000 plus fees and VAT, demolishing and reconstructing new toilets with good quality finishes might cost in the region of £140,000 plus fees and VAT and that new WC and shower facilities for the campsite might cost in the region of £120,000 plus fees and VAT. These figures are approximately £55,000, £190,000 and £160,000 respectively inclusive of fees and VAT.
- The provision of warden accommodation (again depending upon the size and detail) might be provided at a cost in the region of £120,000 plus fees and VAT (i.e. £160,000 approximately).

### **Alex Boathouse**

#### **Proposals provided by the Culture, Leisure and Sports Business Unit**

- Convert upper floor into safety control centre for tarn users and warden's office (services will be required). Lower wet dock to be accessed via new doorway at ground floor level at side of building. The flight of steps between the wet dock and first floor is to be removed. The wet dock area is to be used for storage of tarn safety/rescue boats.

#### **Our initial observations**

- We are uncertain as to the extent of work required to provide a 'safety control centre' and warden's office but we would anticipate that this work and the associated minor works mentioned might generate a contract cost in the region of £75,000 plus fees and VAT (i.e. £100,000 approximately).
- Bringing services to this building will be a significant cost and detailed proposals need to be discussed and developed by way of a feasibility study to establish the most appropriate way forward.

### **Farlam Boathouse**

#### **Proposals provided by the Culture, Leisure and Sports Business Unit**

- Modified for use as a wildlife hide with associated information and display exhibits, etc., basic seating and viewing facilities required.

#### **Our initial observations**

- The work entailed to create the wildlife hide and seating accommodation mentioned appears to be more limited, although the building will require significant repair work, as mentioned in the preceding condition survey schedules, prior to such conversion works being undertaken.

- In the meantime, and prior to discussing the detail of the required works (and assuming that no services at all are required to this particular building), we would anticipate a contract cost in the region of £30,000 plus fees and VAT (i.e. £40,000).

### Camp Site

#### Proposals provided by the Culture, Leisure and Sports Business Unit

- The camp site currently provides only very basic facilities, is unsupervised and therefore performs poorly. It was closed for much of last year due to repeated petty vandalism caused by campers in the hours when no staff are on site. Investing in the site, providing better facilities and supervision would allow modest increases in charges and therefore help to make the tarn sustainable in the longer term.
- Provide basic services for a static warden's caravan (caravan to be removed over the winter period). Consideration being given to using the services of an organisation such as the Caravan Club to manage the site.

#### Our initial observations

- We believe that providing basic services to the campsite, over and above WC and shower facilities, would cost in the region of £20,000 plus fees and VAT (i.e. approximately £26,000) depending upon whether the shower and wc facilities are taken forward and if separate chemical toilet disposal is needed.
- Further detail is required with regard to the siting of the services so that these costs can be developed and made more reliable.

### Other Developments

#### Proposals provided by the Culture, Leisure and Sports Business Unit

Apart from the building development described above, it is envisaged that there will be improvements to a number of ancillary facilities:

- Car Park - Levelled and resurfaced, properly edged, drainage, marked out bays. Introduce charging system (after consultation with users)?
- Access Road - Kerbed and resurfaced. Passing place installed at halfway.
- Entrance - Improved entrance with welcome sign.
- Access Control - System for controlling access out-of-hours to prevent vandalism, vehicle crime, etc.

In addition we would seek to enhance the visitor experience by investigating the following potential developments:

- Adventure Playground - A larger play area suitable for older children in addition to the current provision which is for under eight's only.
- Aerial Walkway - As a visitor experience in its own right and to complement the interpretation of the site, allowing visitors the chance to see tree-top wildlife at first hand.

#### Our initial observations

- From the information provided we would anticipate that the work to the access road and car park, providing drainage, kerbing, passing place, new surfacing, improvements to the entrance and an access control system would cost in the region of £330,000 plus fees and VAT (i.e. approximately £400,000).
  - We are unaware of the intended scope or size of the adventure playground or the aerial walkway and further discussion is required to enable us to consider the proposed location of these facilities and also the extent and costs. In the meantime, perhaps a figure in the region of £100,000-£150,000 might be appropriate to set aside prior to developing our discussions.
- 7.5 Discussion is required upon matters such as public liability insurances, warden provision and costs in relation to the provision of 'supervision' in relation to the campsite, which are outwith the scope of our instructions but which clearly have a monetary liability.

## 8.0 SUMMARY

- 8.1 We would be pleased to discuss our initial observations with you further and modify these and the associated costs when your proposals become clearer.
- 8.2 Whilst the leases that have been provided to us and we note that the lessees have an obligation to undertake repairs to certain parts of the structure, due to the relatively small magnitude of these repairing obligations and the uncertainty associated with the continuance of any lease arrangements, any credit to the Council in this respect has been ignored with the exception of the obligations under the Countryside Stewardship Scheme which have been excluded from our costs.
- 8.3 In the meantime, we would summarise the main headings and costs that require discussion as follows:

### Day One expenditure

Building / Item	Capital Cost Day One	Total Revenue Cost
Repairs (see schedules)	16,000	118,000
		Plus £5,000 pa thereafter
Health & Safety (see Section 6.0)	15,000	5,000pa
Disability Discrimination Act Compliance (see Section 5.0)	224,000	Included in 'Repairs' Revenue Cost
<u>Day One replacement/development works</u> (see Section 7.0)	245,000	Say, £500pa Feasibility study required
Rear of Boathouse Garage and store and secure yard area New toilets		
	500,000	See above

### Further Replacement/development works (see Section 7.0)

Alex Boathouse Farlam Boathouse Other Developments	742,000	Say, £5,000pa Feasibility study required
--	---------	--

### Further Desirable/development works (see Section 7.0)

Tea Room Reconstructing bathing hut Rear of Boathouse Camp Site	818,500	Say, £500pa Feasibility study required
--	---------	--

8.4 These approximate figures do not include any allowances for public liability insurances, warden provision, costs in relation to the provision of 'supervision' in relation to the campsite, the recommendations of an arboriculturalist in respect of the existing and future condition of the trees or any findings following the separately commissioned environmental report.

8.5 I hope that these initial observations are of assistance and confirm that I would be happy to develop this report following further discussion.

Signed..........

SCOTT HARRINGTON BSc FBEng FAE FRICS  
Hyde Harrington

## **APPENDIX A**

### **Photographs**

## TEA ROOM





1. General view of tea room from Tam



2. Balcony access



3. Rear elevation



4. Rear elevation showing vehicular parking/circulation



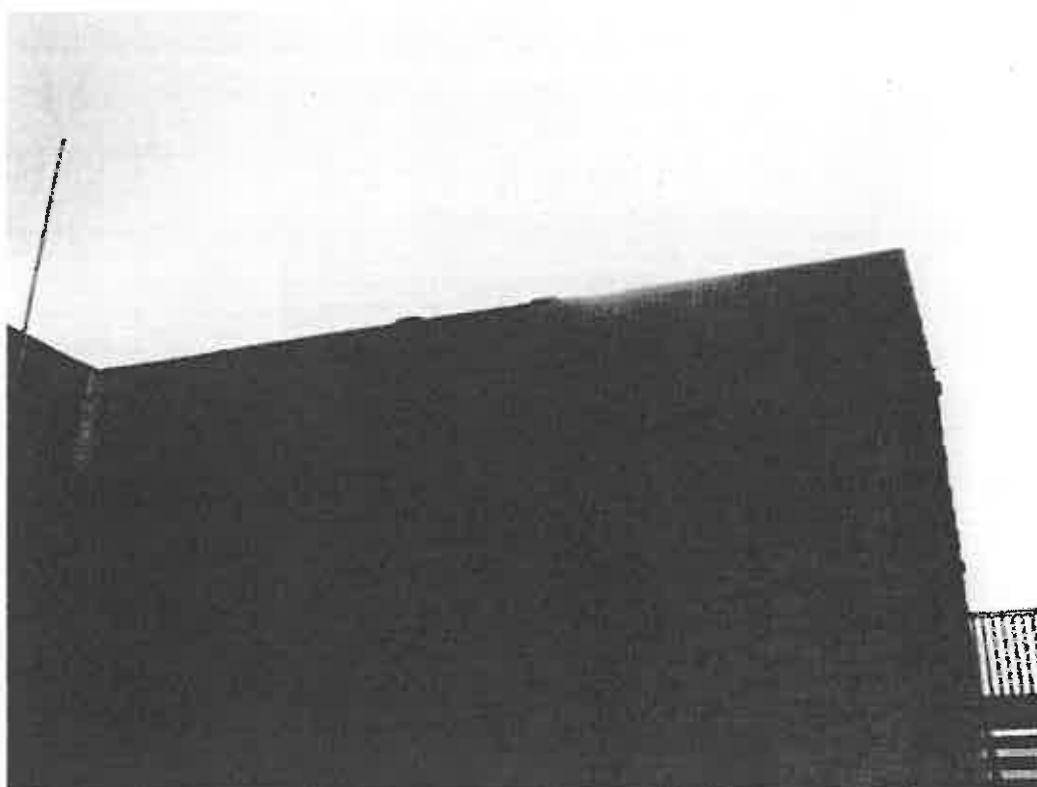
5. Slating



6. Slating to right hand elevation showing 'dipping'



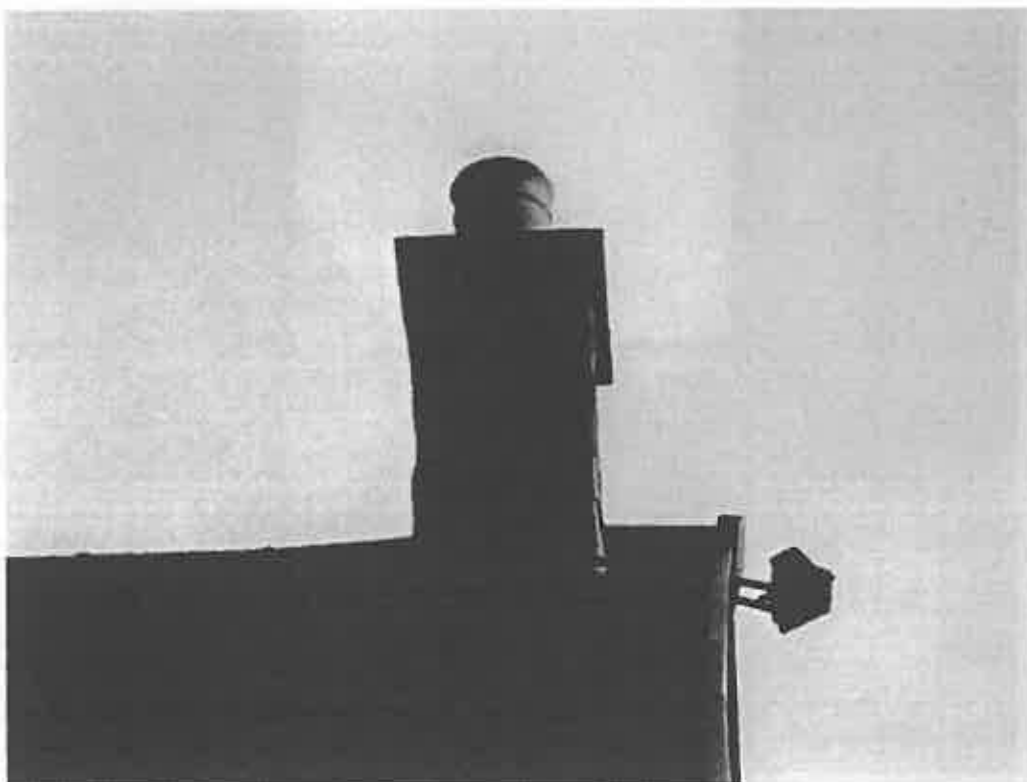
7. Chimney stack



8. Slating to rear elevation



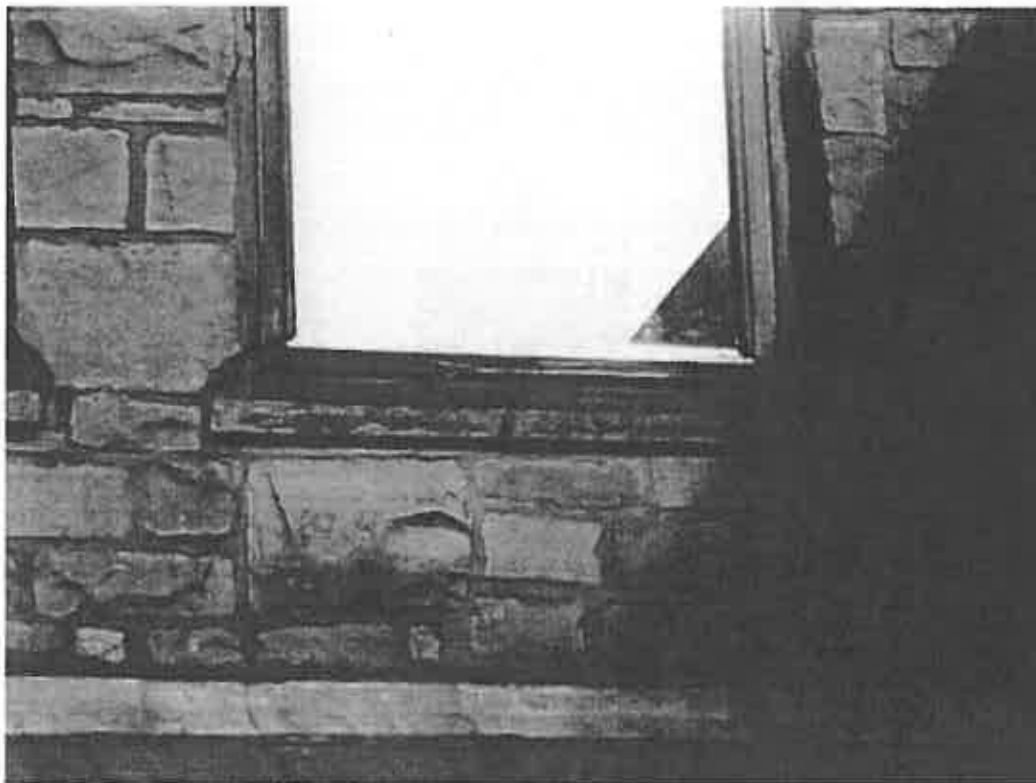
9. Slating – right hand wing



10. Chimney stack



11. Structural cracking and previous repairs



12. Rotten windows to front elevation



13. Breached flue – right hand elevation



14. Detail of photograph 13





15. Structural crack to rear right hand corner



16. Perimeter walkway and retaining wall





17. Quarter landing and balustrade (veranda)



18. Entrance steps showing undermining and poor pointing



19. Escape staircase



20. Broken gully



21. Waste pipework and blocked gully/inspection chamber



22. Loose handrail – main tea room access staircase



23. Displaced stone plinth beneath veranda



24. Corrosion to steelwork supporting access 'bridge'



25. Moisture to underside of timber veranda



26. Displaced quarter landing (due to wet rot)





27. Entrance to boathouse showing deflecting/rotten lintel



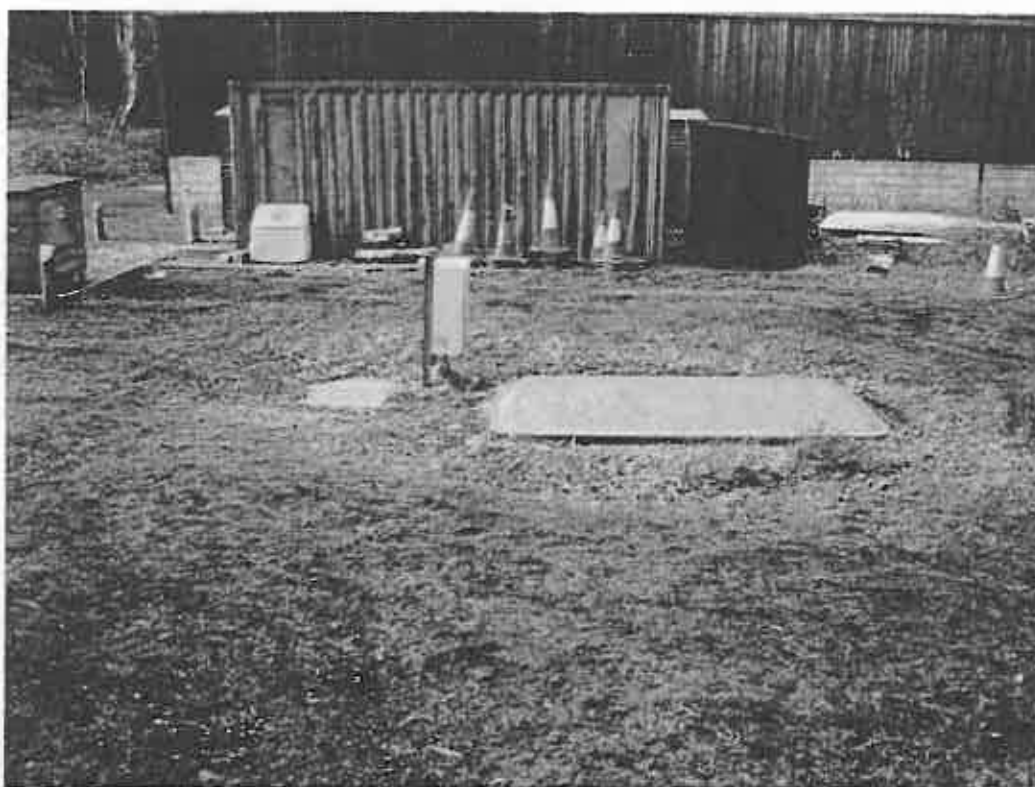
28. Rear circulation area



29. Warden's office



30. Biodisc unit



31. Biodisc unit

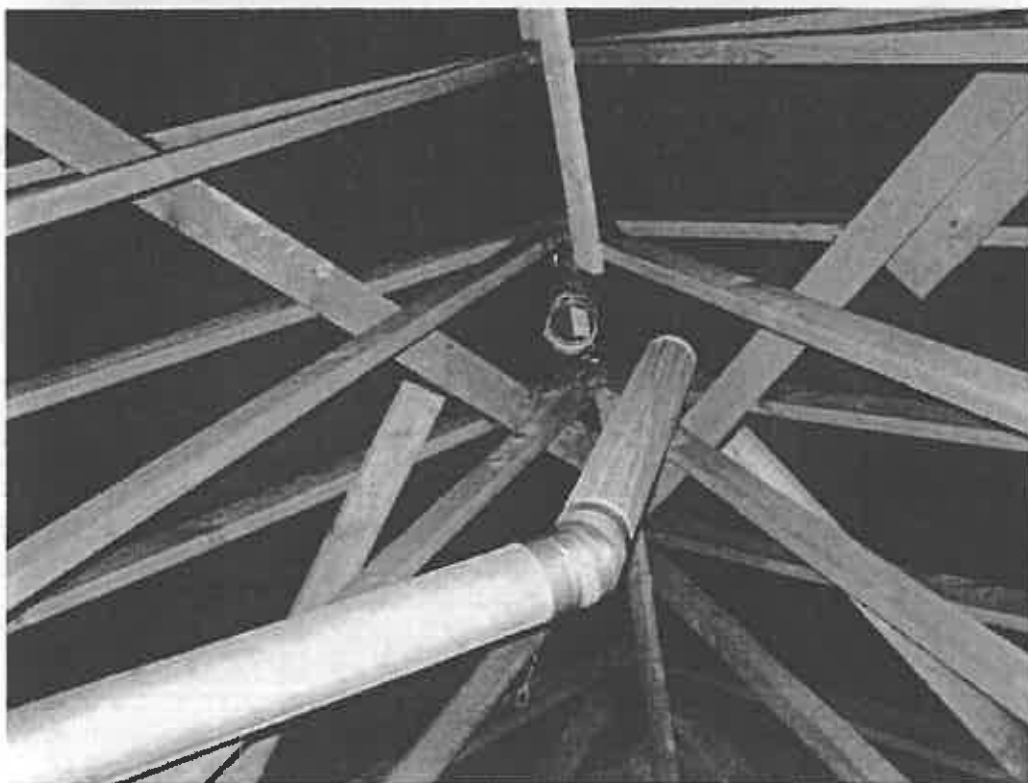


32. Access to grease trap within circulation area

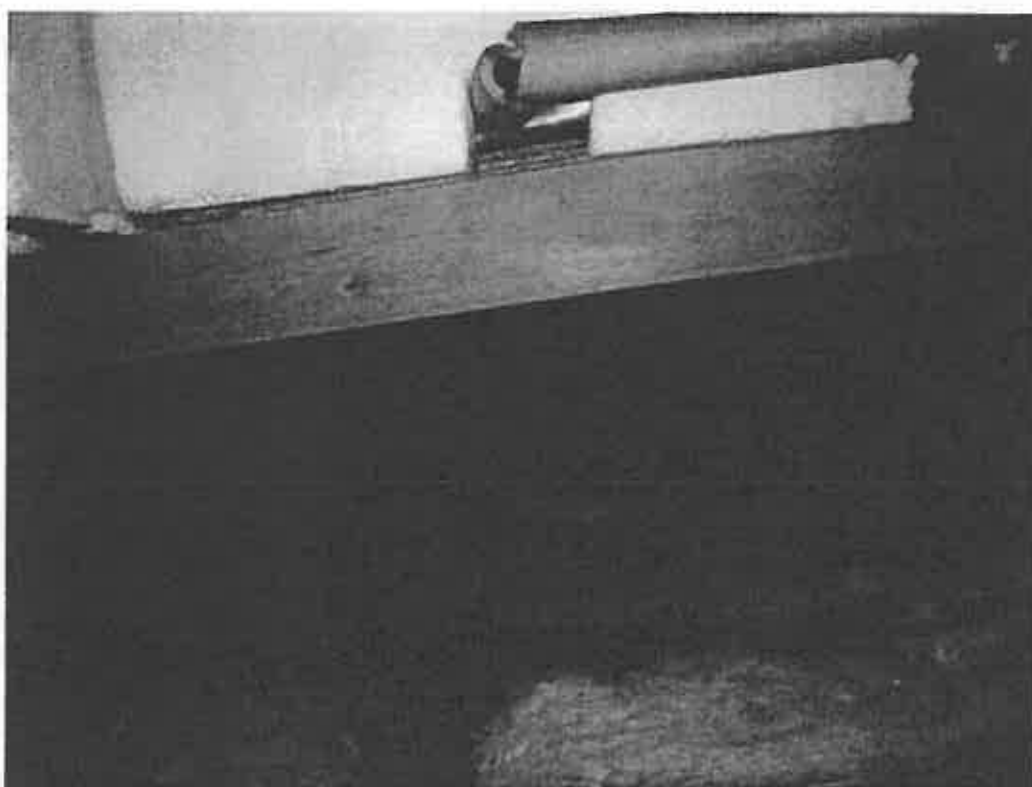




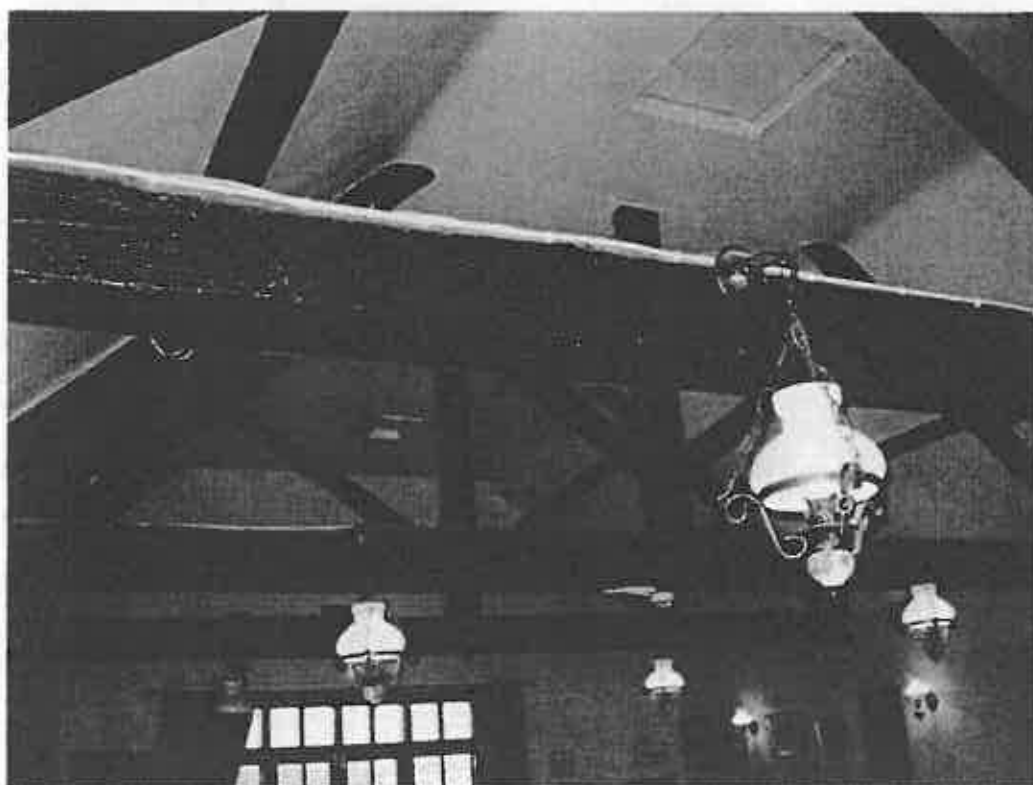
31. Roof void over left hand tea room showing displaced flue



34. Further dislodged flue within same area



35. General view of roof void (left hand tea room)



36. Tea room roof timbers showing insect attack



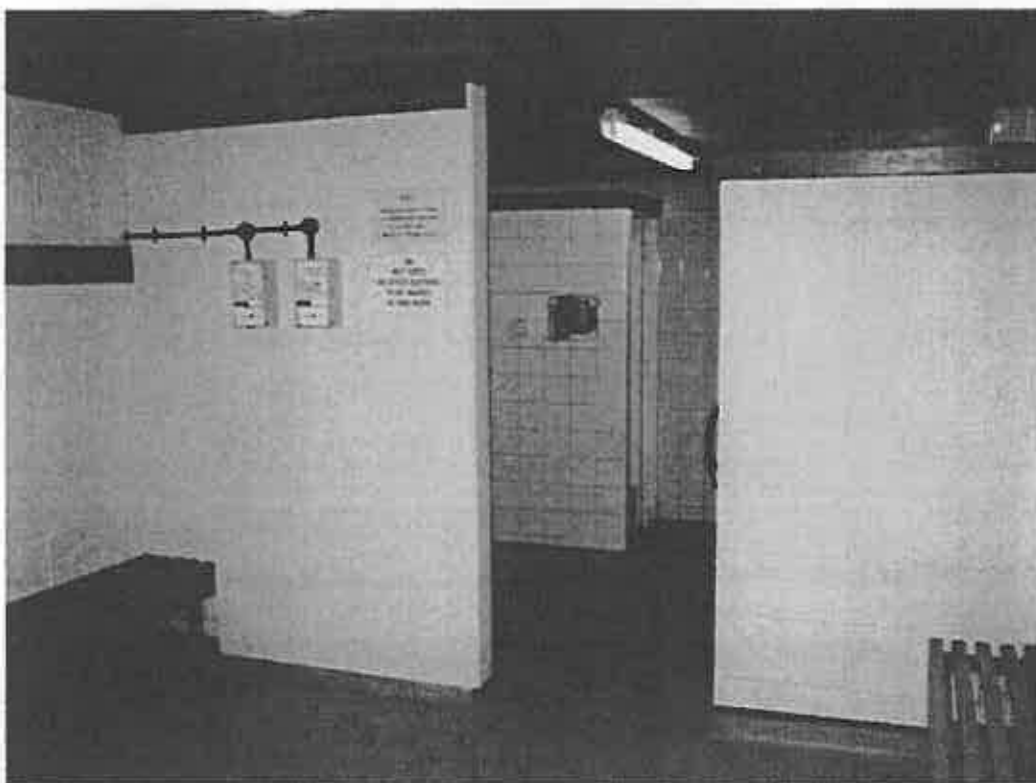
37. Tea room



38. Kitchen wash up area - dishwasher unit



39. Extract hood to kitchen



40. Gents changing rooms



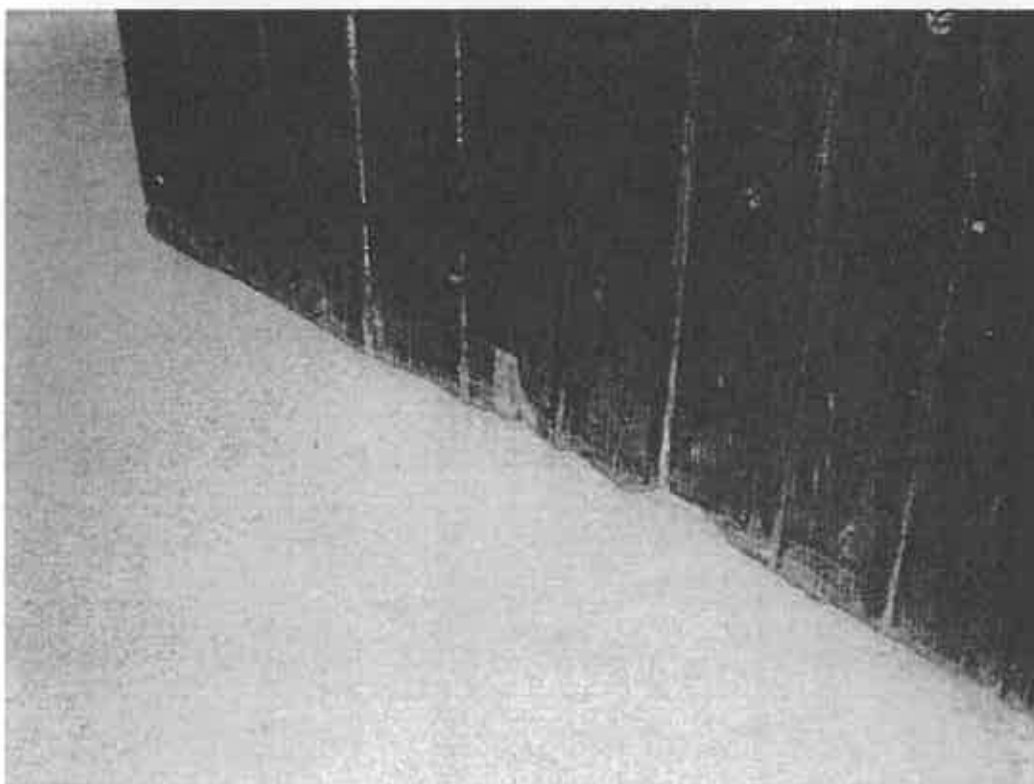
41. Decaying timber to shower room door (Gents)



42. Shower cubicles (Gents) showing poor tiling



43. Extract fan (Gents)



44. Perished timber to base of door (Gents)



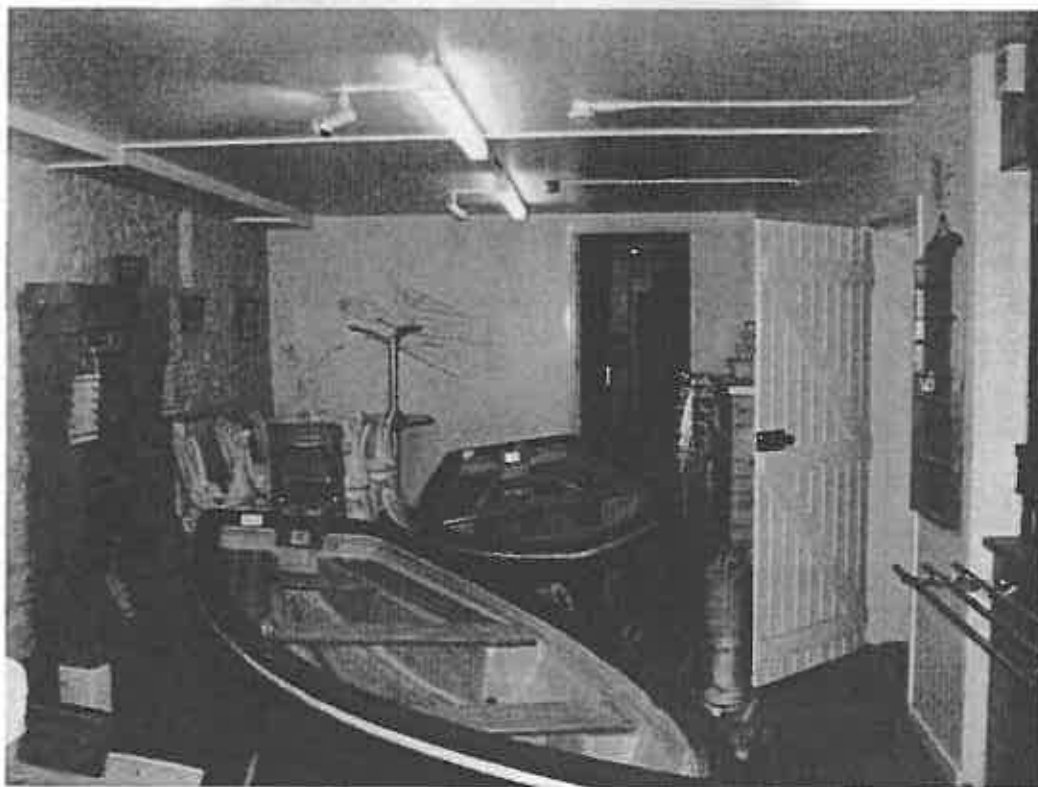
45. Extract fan to ladies changing room (recently refurbished)



46. Service void between Ladies and Gents changing rooms



47. Consumer units and control panels (kitchen)



48. Lower tea room





49. Flooring to lower tea room (rear)



50. Flooring to lower tea room (rear right hand room)

**STABLE**



1. General view



2. Moss covering to cement asbestos slated roof surface

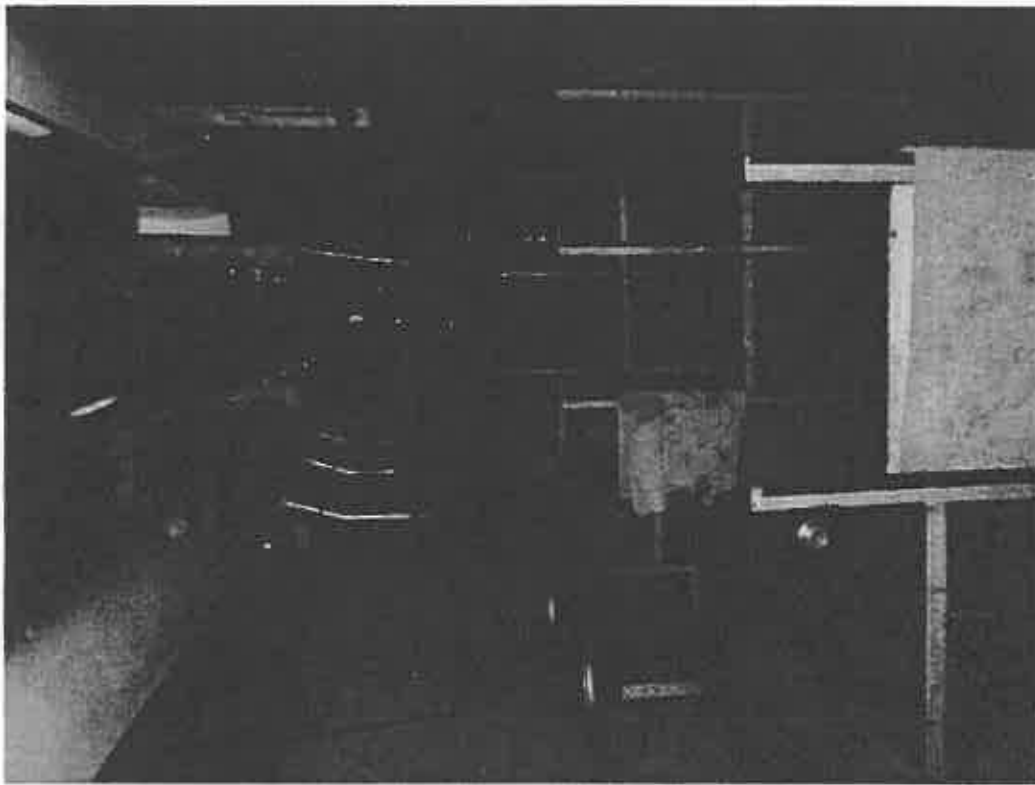
**ROWING CLUB**



1. General view



2. Moss covering to profiled cement asbestos roofing



3. Internal view



4. Floor (cracked, but not visible on photograph)

## **PUBLIC TOILETS**



1. General view



2. Typical sanitaryware





3 Urinals



4. External drainage - septic tank

**ALEX BOATHOUSE**



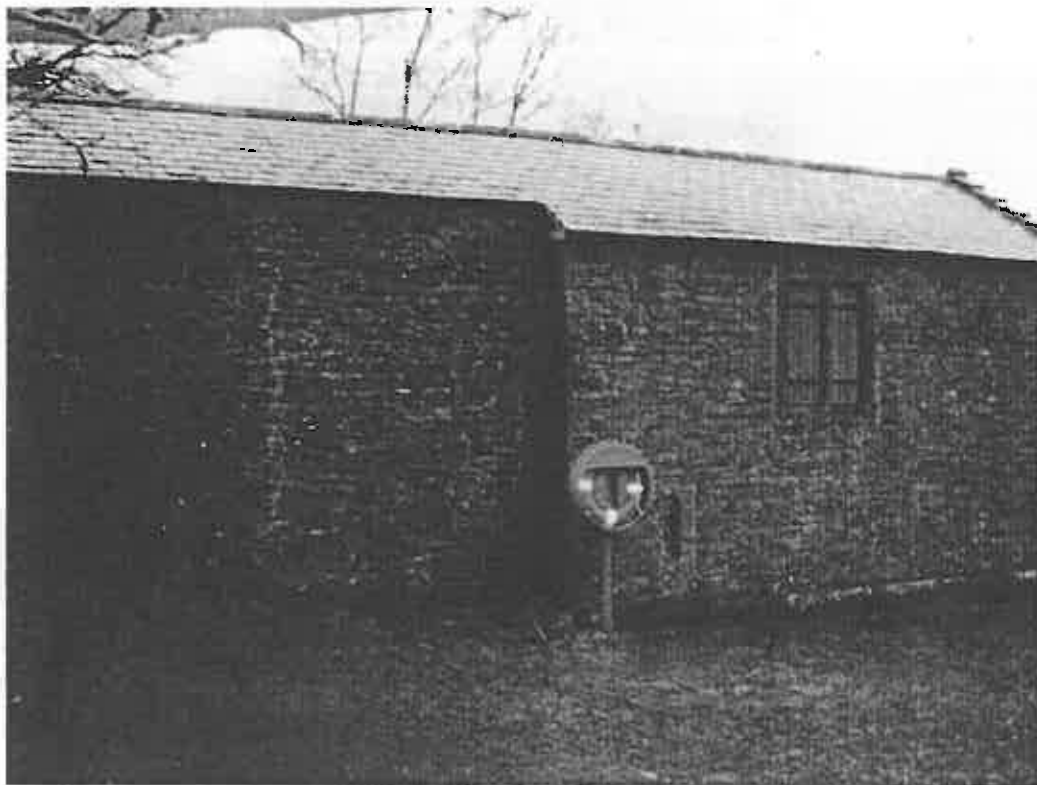
1. General view



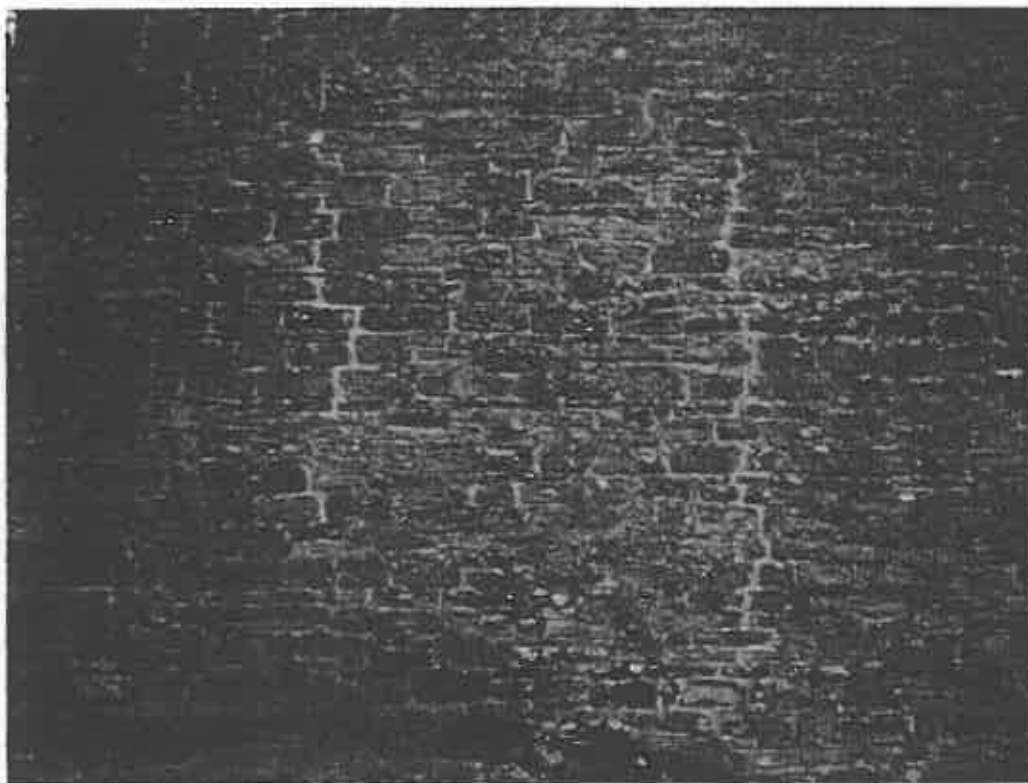
2 Flank elevation stonework



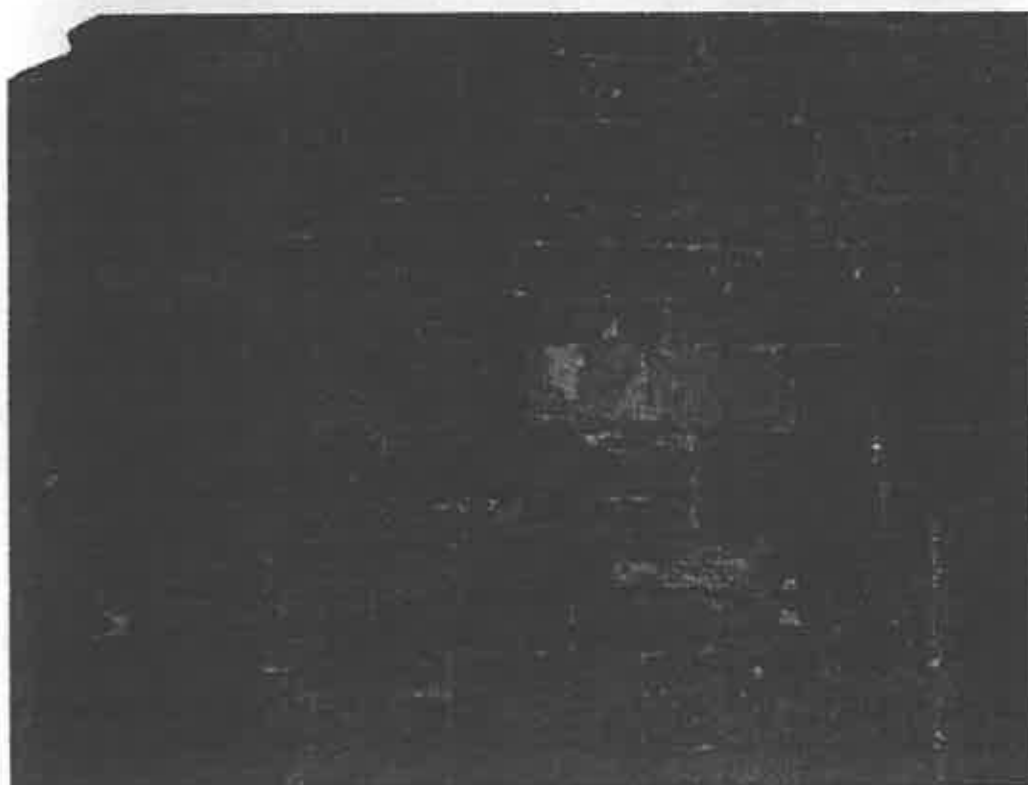
3. Boathouse doors



4. Flank elevation stonework showing 'shakes'



5. Previous repairs to stonework 'shakes'



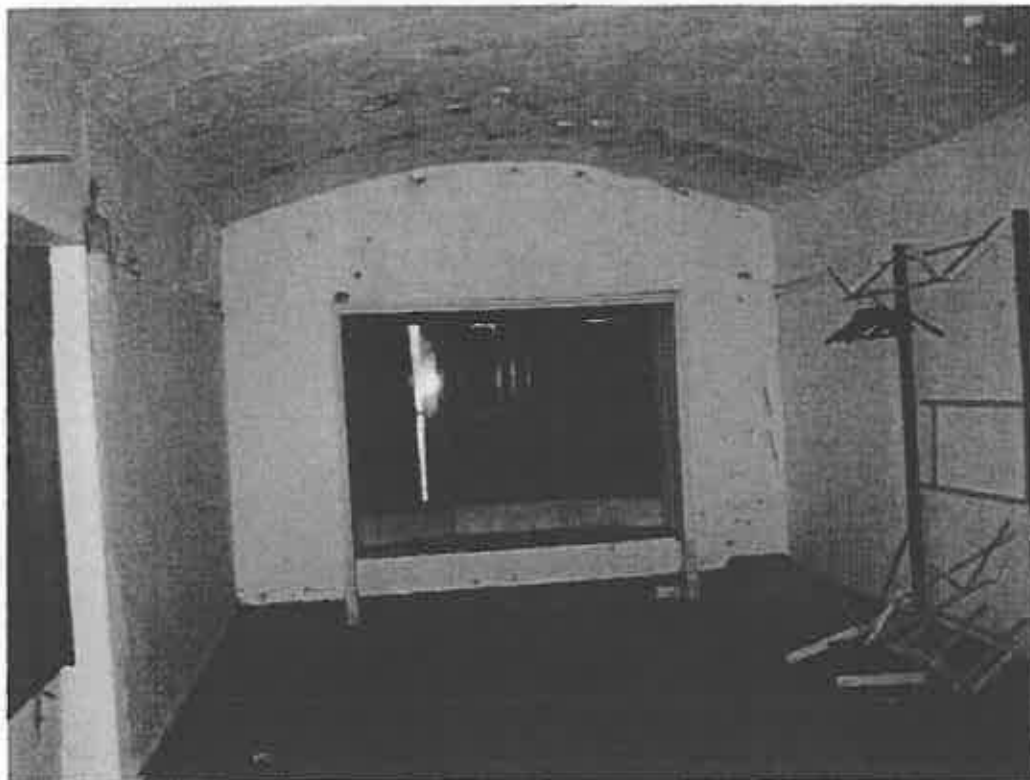
6. Gable elevation stonework - delamination



7. Gable stonework/truncated chimneys stack



8. Internal finishes



9. Internal finishes



10. Internal finishes



11. Collapsed lath and plaster ceiling



12. Steps to lower level





13. Boat storage and access platform



14. Undersized joist to rear first floor structure

## **PATHS, TRACKS & LAND**



1. Adjacent to tea room



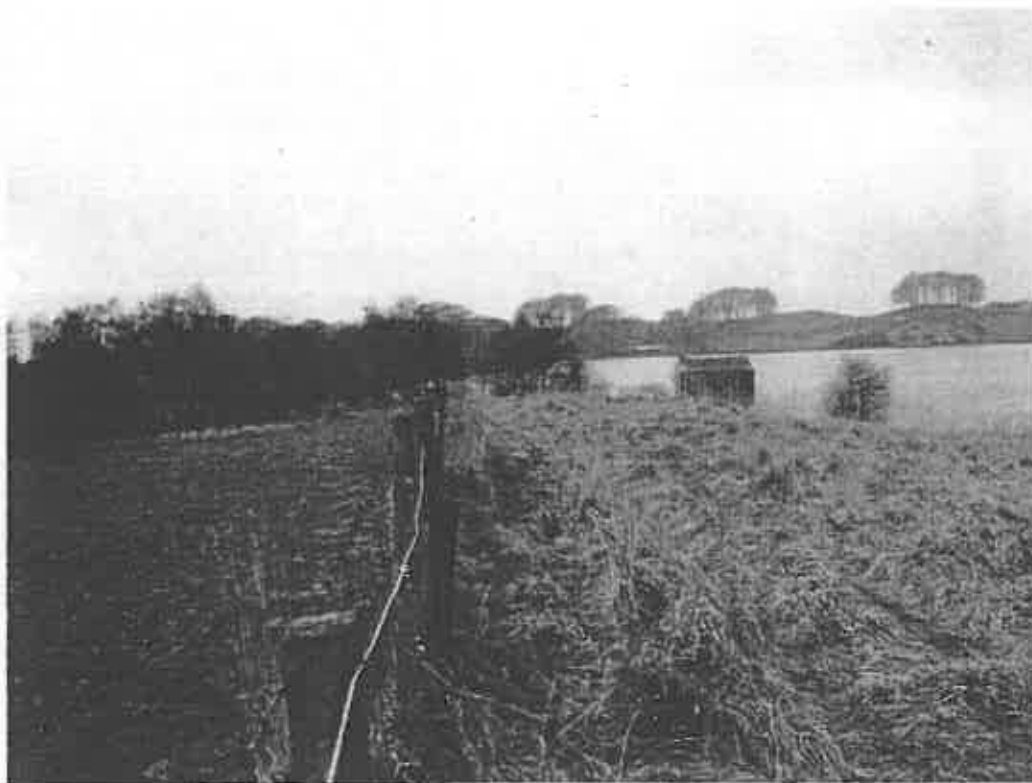
2. Northern boundary



3. Decaying fence posts to Northern boundary



4. Eastern boundary



5. Eastern boundary



6. Eastern boundary



7. Uneven land adjacent to Farlam boathouse



8. Uneven land adjacent to Farlam boathouse





9. Slippery surfacing to Eastern side of Tarn



10. Condition of boundary walling to Southern side of Tarn



11. Close up of previous photograph



**ACCESS ROAD, CAR PARK & HOTEL TURNING AREA**



1. Entrance



2. Access road



3. Perished tarmac



4. Perished tarmac



5. Perished tarmac



6. Perished tarmac



7. Perished tarmac



8. Perished tarmac



9. Potholes to car parking area



10. Pot holes to car parking area





11. Pot holes to car parking area



12. Pot holes and turning area adjacent to Hotel



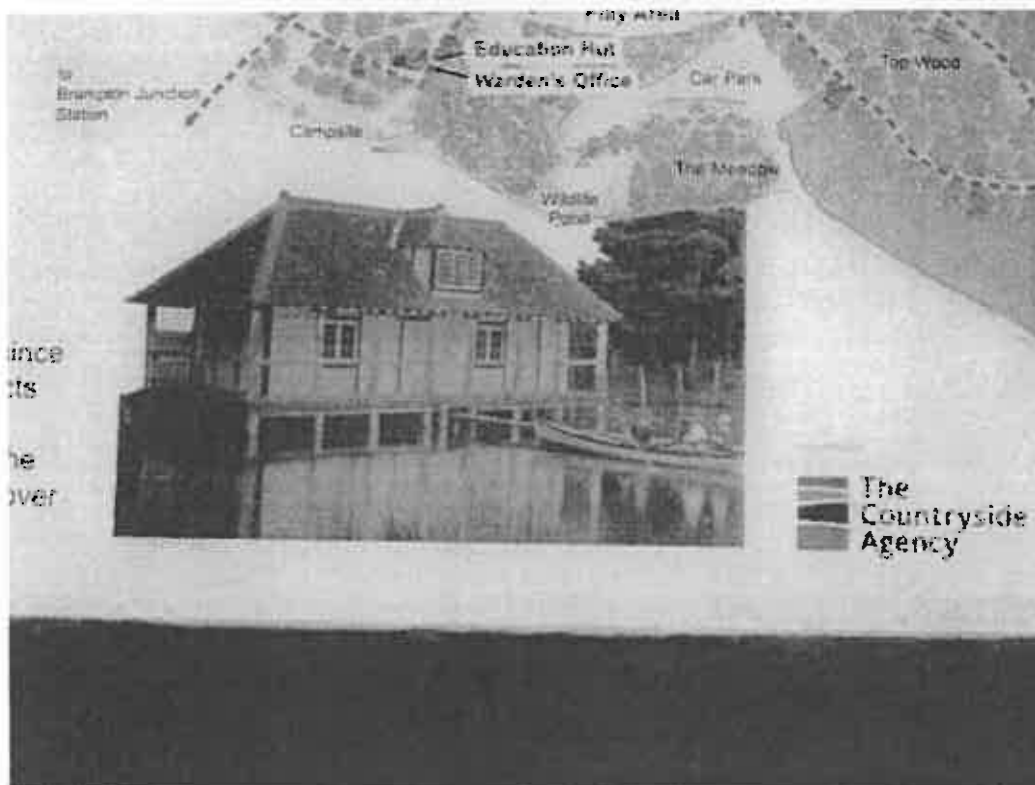
13. Pot holes and turning area adjacent to Hotel



**OLD BATHING HUT**



1. Photograph of display signage



2. Close up of previous photograph

**FARLAM BOATHOUSE**



1. General view



2. General condition of stonework and roofing

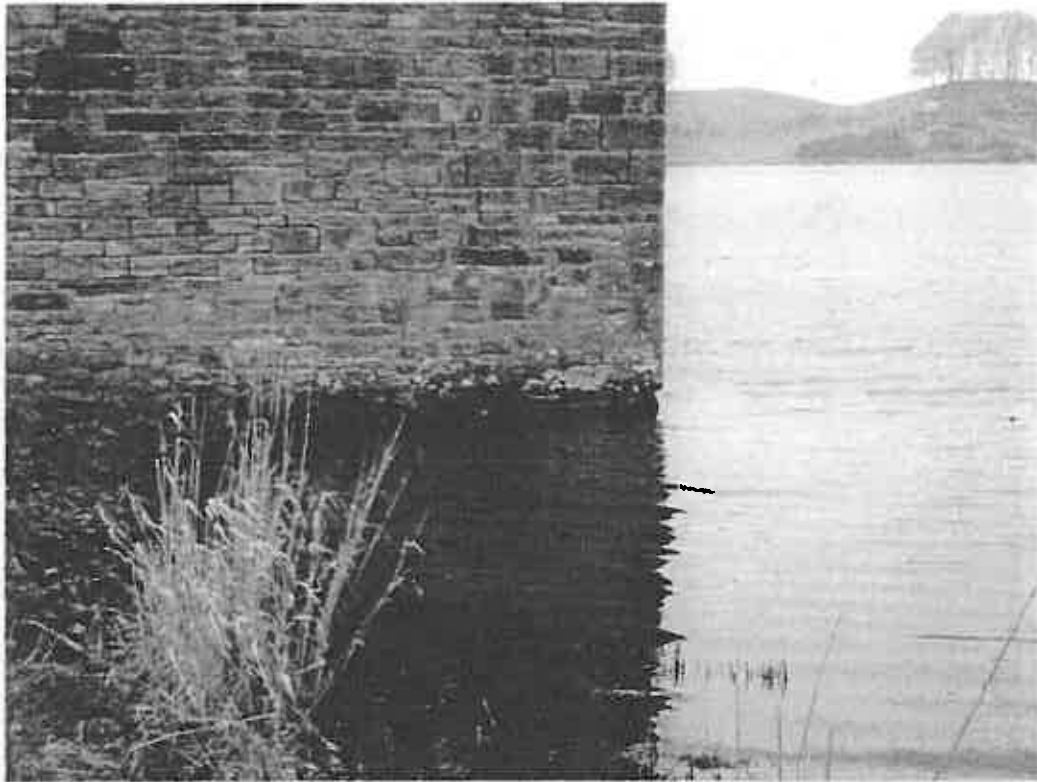
214



3. Entrance steps



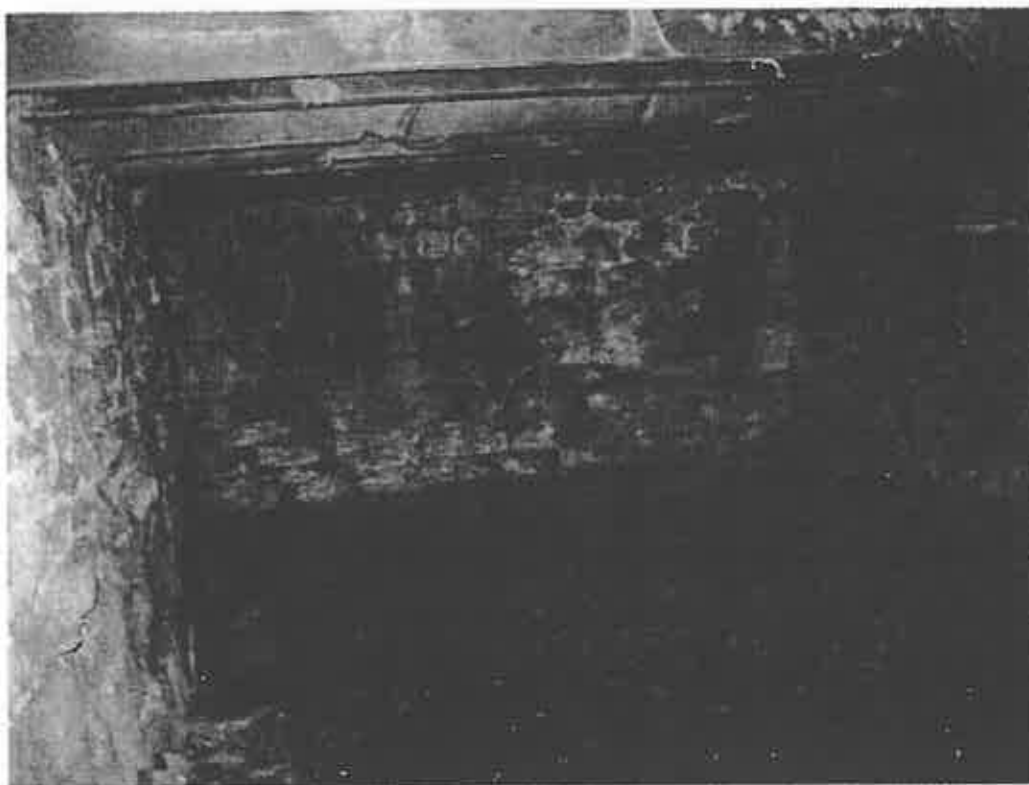
4. Slating



5. Undermined stonework at water level causing superstructure movement



6. Ditto - opposite elevation



7. Internal view at water level



8. Undemined stonework at water level

**TALKIN TARN HOTEL**





1. General view of farm elevation



2. General view of courtyard elevation



3. Build up of moss to roof coverings



4. General view of barn



5. General view of walling to garden

**APPENDIX VI**

**ENVIRONMENTAL ADVICE CENTRE LTD**

**LAKE MONITORING & MANAGEMENT REPORT**

**CARLISLE CITY COUNCIL  
TALKIN TARN  
LAKE MONITORING AND MANAGEMENT  
REPORT**

**REF: J762/V1/04.2004**

**ENVIRONMENTAL ADVICE CENTRE LTD  
UNIT 1 LONG BARN, PISTYLL FARM, NERCWYS, MOLD  
FLINTSHIRE, CH7 4EW  
TEL: 01352 751761 FAX: 01352 751451**

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UNIT 5, THE RIDING SCHOOL, ASKE, RICHMOND, N. YORKSHIRE, DL10 5HQ  
TEL 01748 850075 FAX 01748 850077**

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## 1.0 INTRODUCTION

- 1.1 The Environmental Advice Centre (EAC) was commissioned by Carlisle City Council to undertake a baseline assessment of Talkin Tarn, near Brampton and from this outline to develop a long-term restoration and management strategy.
- 1.2 The ~~City~~ <sup>COUNTY</sup> Council currently owns talkin Tarn, however ownership may be transferred to the ~~City~~ <sup>COUNTY</sup> council. The assessment of the lake was carried out to establish any liabilities associated with the lakes management, develop a long-term restoration strategy and outline any potential costs associated with this restoration strategy and annual maintenance of the lake and its surrounds.
- 1.3 This site was visited on the 10<sup>th</sup> March 2004 for the purpose of sample collection and appraisal of the lake. It should be noted that ideally the survey should be undertaken in July or August when the water quality conditions such as oxygen and algal blooms are likely to be at their worst. The survey consisted of the following elements:
  - Visual appraisal of the lake and its surroundings
  - Assessment of the lake bathymetry using echosounding
  - Collection of water samples for chemical analysis from all major inflows and outflows, the lake margins, and from sampling stations in the open water at a variety of depths
  - Collection of water samples for microbiological analysis from all major inflows and outflows, the lake margins, and from sampling stations in the open water at a variety of depths
  - *In-situ* measurement of dissolved oxygen, temperature and Secchi disc transparency

## 2.0 SAMPLING METHODOLOGY

- 2.1 Water Sampling: Five composite surface water samples were collected from marginal areas around the Tarn. In addition three monitoring locations were established in the deepest areas of the lake, shown on Figure 2. From each of these stations three composite water samples were collected, one at the surface, one at the mid-point in the water column (as established by the echosounding survey) and one just above the lake bed. These 14 (no.) samples were analysed for the following determinands: pH, ammonia, nitrate, nitrite, conductivity, calcium, hardness, biochemical oxygen demand (BOD), total phosphorus, orthophosphate, chlorophyll a, suspended solids, chloride and silicate.

In addition, given that recreational water sports are undertaken on the lake, each sample was also tested for the following bacteria in accordance with the EC Bathing Water Directive: Presumptive total coliforms, presumptive *E.coli* and presumptive faecal *streptococci*.

There are also a number of discharges and inflows present into the lake and one main outflow, which are shown on Figure 2. Five samples were collected from these

inflows and outflow, 2 (no.) samples collected from pipes discharging at the northern end of the lakes, 2 (no.) samples collected from small streams entering the lake on its eastern edge, and 1 (no.) sample collected from the outflow stream at the south-eastern edge of the lake. These samples were analysed for the following determinands: pH, ammonia, nitrate, nitrite, suspended solids, BOD, total phosphorus, orthophosphate and chloride. Microbiological analysis was also carried out, as described for the 14 (no.) lake samples.

All samples were stored in cool boxes with ice packs and submitted to the Environment Agency UKAS accredited laboratory on the day of collection.

- 2.2 *In-situ* Dissolved Oxygen Recording and Secchi Disc Readings: Three monitoring locations were established within the deeper areas of the Tarn, as shown on Figure 2. From each of these stations dissolved oxygen readings and temperature were recorded using a Quanta G dissolved oxygen and temperature metre. In these three deep areas, dissolved oxygen and temperature was recorded at each metre in depth from the lake surface to the lake bed, to create three oxygen and temperature profiles for the lake. Secchi disc extinction depth, a measure of water transparency, was undertaken using a standard 20cm black and white quadrant disc at the three sampling stations.
- 2.3 Lake Bathymetry – The assessment of water depths was carried out from a motor powered boat using an echosounder. Surveying transects were located at intervals of 50 metres along the lake (Figure 2). Water depths were recorded at 25 metre intervals along each of the transects from a west to east direction. Given the lakes water depth it was not possible to undertake a silt depth assessment within the available time, and this would require specialist sampling.
- 2.4 Visual Appraisal & Personnel Communication with site staff – A visual appraisal of the Tarn and its surrounds, including a general ecological examination, was carried out. This included assessing the current amenity use of the lake, examining the location and nature of inflows and discharges, assessing bank condition and access to the lake and assessing the lake biology, including higher aquatic plants, algae, waterfowl and fish populations. This was supported by photographs.

### **3.0 RESULTS**

#### **3.1 Visual Appraisal**

Talkin Tarn is a relatively large lake located in the Cumbrian Countryside, near Brampton, Carlisle. The location of the lake is shown in Figure 1. The lake is oval in shape and covers a total area of approximately 28ha. The lake is surrounded by a number of small wooded copses around the north-eastern and north-western edges of the lake and by fields around the south-eastern and south-western lake boundary. A small hotel, the Tarn End Hotel is situated on the southern banks of the lake, whilst at the northern end of the lake is a small boathouse, a tea room and Rangers buildings.



The Tarn is the remnant of a glacial kettle hole. Depths vary greatly throughout the lake. Along the north-western side of the lake, and spreading towards the central area of the lake, there is a large deep hollow, extending down to depths of 13m. Depths are much shallower in along the eastern edge of the lake, where water of less than half a metre extends out for several metres. Similarly the southern end of the lake is shallow in depth and is reported to have consistent problems with the growth of *Elodea*. The waterbody is completely open in aspect but for one island jutting out on the eastern edge and a small shallow bay that has formed in the lee of this island – see photographs 3 & 4, Appendix 1.

The tarn possesses a number of inflows. Two inflows emerging into the tarn from pipes, are located at the northern end of Tarn, near the tea rooms. One of these flows is the resultant discharge from soak away associated with the sites Tea Room and other buildings, the other is thought to be flow from the percolation of a wet hollow located in the woods along the north-west margin of the site. Both inflows exhibited a relatively high flow on the day of the survey, and were yellow in colour. At the eastern edge of the lake, by the bay behind the island, a small stream enters the lake (Photograph 7, Appendix 1). This stream is approximately half a metre wide and had large deposits of ochre present within the channel. The stream drains a large bog area to the north east of the site and a number of arable fields to the east. A simple board sluice controls water level in the lake from this inflow. A little further along the eastern edge another stream enters the tarn. This stream is wider, up to 80cm wide, and is clear, gravelly stream with a strong flow. It appears to drain surrounding fields and a small area of woodland. There is some leaf litter within the inflow. Several pipes around the lake also drain surface run-off from the surrounding footpath.

Along the southern edge of the lake is the lakes only outflow (Photograph 9, Appendix 1). On the day of survey this stream had a good flow. In places the stream was up to one metre wide. The stream bed was sandy, with a large number of macrophytes growing within the channel, including the water weed *Elodea nuttalli* and water mint *Menthus aquaticus*.

The banks of the lake all appeared to be in good repair, with little evidence of erosion. Along the northern end of the lake the banks have been strengthened with sheet piling and wood to create a landing stage / jetty for the boat club. Banking around the rest of the lake perimeter remains natural, with fringes of soft rush (*Juncus effuses*) and common reed (*Phragmites australis*) in places (Photograph 8, Appendix 1).

Most of the margins of the lake bed are covered in clean fine to medium gravels. At the eastern edge of the lake, where the water is shallower and calm conditions are created by the small island and prevalent wind, sediments are much finer with clean sands in places (Photograph 1, Appendix 1). In the deeper open areas the lake bed was found to be covered in a dark black, anoxic looking mud.

Marginal vegetation around the lake is minimal. In a few places there are small areas of common reed and soft rush. Most emergent vegetation is found around the

island and the sheltered area and shallow water around it. Sheltered conditions around here are allowing an accumulation of silt and sediment which has allowed marginal plants to colonise (Photograph 6, Appendix 1). Personnel communication with staff on site, along with evidence from the bathymetric survey has identified the fact that large 'banks' of submerged waterweed of the species *Elodea nuttalli* form in the southern end of the lake. These banks cause problems with recreational boating on the tarn, and prevalent winds from the south-west, cause large clumps of the weed to be pushed up to the northern end of the lake. During the summer months large amounts of this weed are removed by staff from the open water and piled on the surrounding banks.

There was no evidence of filamentous algae on the lake bed, however, at the time of the survey there was a dense algal bloom of the blue-green variety. Along the western edge of the lake water transparency was less than 5 cm and this extended for up to 10m from the lake edge. Thick scums of this algae were accumulating in pools around the lake, creating a potential hazard to lake users (Photograph 5, Appendix 1). This algal bloom extended throughout the whole lake area but appeared to be worst on this western edge. A white foam scum was also present along the western edge of the lake (Photograph 13, Appendix 1).

Fish are present within the lake. Mostly these fish are limited to coarse fish including roach, pike and perch. The fishing rights to the tarn are leased to Carlisle and District Coarse Angling Club. There are a number of designated angling platforms with access for disabled anglers, and the site is frequently used in the summer months for junior angler training.

The Tarn appears to be used by a relatively large number of waterfowl and birds. On the day of survey there were between 50 and 75 birds present on the lake, which included a large number of seagulls amongst several duck species such as pintails and goldeneye. Cormorants regularly use the lake, and there have been reports of osprey on site.

The tarn is surrounded by a number of wooded areas, which include beech, silver birch and Scots pine. Along many places on the southern and western shore beech trees overhang the lake and accumulations of beech litter can be found (Photographs 10, 11 & 12, Appendix 1).

The lake is well used by the public. On the day of survey a large number of walkers and dog walkers were observed walking around the lake. A rowing club and sailing club uses the lake during the summer months, and Carlisle and District Coarse Angling Club use the site as an angling venue. A well-maintained footpath runs around the entire perimeter of the tarn (Photograph 2, Appendix 1) and there are several attractive benches for the public to use. No litter was observed on site, and there were several bins located around the lake.

### 3.2 Chemical Analysis of Water Samples

Results of the chemical analysis of water samples taken from the inflows and outflow of Talkin Tarn, marginal areas and the three sampling stations are presented in Tables 1, 2 and 3 in Appendix 2. These data can be compared to the water quality guidelines in Tables 4 and 5. Table 4 shows the EC guidelines for the protection of coarse fish and the UK Environmental Quality Standards (EQS) that have been adopted by the Environment Agency and these will be used to assess the general water quality conditions for the Tarn. Table 5 shows the OECD guidelines (1992), which are used to determine the Trophic Status (degree of nutrient enrichment, particularly for phosphorus) of the Tarn.

**Table 4:** Guideline values for water quality. (All concentrations expressed as mg/l)

Parameter	Normal Range according to the UK EQS	Threshold value for the protection of Coarse Fish
pH	6-9	6-9
B.O.D.	4	6
Nitrate	N/A	N/A
Nitrite	N/A	0.009
Ammonical nitrogen as N	0.6	0.78
Chlorophyll <i>a</i>	0.02	N/A
Total phosphorus	0.05	0.131
Chloride	40	N/A
Suspended solids	15	25
Hardness	N/A	N/A
Silica	N/A	N/A
Dissolved oxygen	5	4

**Table 5:** Trophic status of lakes under the OECD classification scheme (1992) for phosphorus, chlorophyll *a* and Secchi disc transparency

Trophic Status	Total Phosphorus (mg/l)	Chlorophyll <i>a</i> (mg/l)	Secchi Disc depth (metres)
Ultra-oligotrophic (very nutrient poor)	<0.004	<0.001	>12.0
Oligotrophic (nutrient poor)	<0.01	<0.0025	>6.0
Mesotrophic (moderate nutrient levels)	0.01 - 0.035	0.0025 - 0.008	6.0 - 3.0
Eutrophic (nutrient enriched)	0.035 - 0.1	0.008 - 0.025	3.0 - 1.5
Hypereutrophic (highly nutrient enriched)	>0.1	>0.025	<1.5

**Inflows and Outflows:** The results indicate relatively good water quality for each of the inflows. The pH of each of the inflows is acidic and in one case is outside the normal range according to the UK EQS (5.13, Inflow 1). This is most likely as a result of the ground that this inflow drains which is known to be a boggy hollow located in coniferous woodland, which would lead to a naturally acidic run-off. The biochemical oxygen demand (BOD) of each of the inflows, is very low, indicating that there is no source of organic contamination which may have lead to increased nutrient loading of the system. Similarly suspended solid concentrations are low, again indicating an absence of organic matter and sediment input. Nitrite, nitrate and ammonia are all within the normal ranges.

Total phosphorus in all cases is less than 0.02mg/l. According to the OECD guidelines this would rate the inflows as being meso-trophic at the very maximum. Total phosphorus levels were at the limit of detection, and as a result they may have actually been even lower than 0.02 mg/l which could rate the inflows as oligo-trophic or nutrient poor. The inflows are not, therefore responsible for a nutrient enrichment of the lake, which would lead to a deterioration of water quality and a development of algal blooms within the lake.

The outflow of the lake shows a similarly good water quality. Suspended solids and BOD are marginally more elevated, indicating some loss of lake sediments into the outflow.

**Marginal Samples:** All five marginal water samples indicate good water quality. Low levels of ammonia, nitrite, and nitrate are all within the expected ranges according to the EQS in Table 4. Suspended solid levels are low on account of the clean gravels and sands which form the lake bed in the marginal areas. Similarly BOD is within the normal range, indicating a lack of organic contamination. According to the OECD (1992) guidelines, two of the marginal samples are meso-trophic, moderately nutrient enriched with total phosphorus, whilst the other three samples are at the detection limit for phosphorus and as a result could have moderate phosphorus (nutrient) levels or very low nutrient levels. In the absence of higher plants, nutrient enrichment can lead to the development of algal blooms, such as that which was present during the survey. Such blooms lead to high chlorophyll a concentrations. When compared to the OECD guideline levels in Table 5, chlorophyll a levels are found to be highly elevated, with three samples indicating the lake to be hypereutrophic and two of the samples indicating eutrophic water conditions. At the time of sampling a dense algal scum, which in places reduced water transparency to less than 5cm, was present on the lake.

**Samples from the three open water stations:** Generally good water quality is indicated by the chemical sampling results from the three open water sampling stations. Nitrite, nitrate and ammonia are all low and within the expected EQS ranges. Suspended solids are also low, with the exception of the bottom sample for sampling station 1. This excessively high result (137 mg/l) is as a result of the water sampler touching the lake bed and collecting sediment within the water sample, and is not to be regarded as a typical indication of the water quality. The BOD of the water is low.

Total phosphorus levels for the open water sampling stations indicate a degree of nutrient enrichment. Sampling stations 2 and 3 at all depths in the water profile, have phosphorus levels which are indicative of eutrophic, or nutrient enriched conditions. Phosphorus concentrations for the surface and middle depths of the tarn at station 1 indicate meso-trophic or moderately nutrient enriched conditions. However, the bottom sample at station 1, has extremely high total phosphorus concentrations indicating hypereutrophic, or highly nutrient enriched conditions. This is the same sample which had elevated suspended solids, and the high phosphorus concentration is most likely as a result of the sediment collected with the water sample, it does serve however, to illustrate the likely high levels of phosphorus and therefore, nutrient loading, contained within the lake sediment.

### 3.3 Microbiological Analysis of Water Samples

Results of the bacterial analysis of water samples taken from the inflows and outflow of Talkin Tarn, marginal areas and the three sampling stations are presented in Table 6 in Appendix 3. These data can be compared to the water quality guidelines in Tables 7. The EC Bathing Water Directive (76/160/EEC) which is used to assess the suitability of freshwater and marine systems for recreational bathing and contact water sports. A large proportion of this directive is concerned with microbiological water quality and provides guideline and mandatory standards for water transparency in bathing water, as is shown in Table 7, below.

**Table 7: Bathing Water Directive**

Parameter	Units	Designated Bathing Waters		Non-designated Bathing Waters
		Guide Value	Mandatory Value	Mandatory Value
Total coliforms	CFU/100ml	500 (80%)	10000 (95%)	NA
Faecal coliforms	CFU/100ml	100 (80%)	2000 (95%)	2000 (95%)
Faecal streptococci	CFU/100ml	100 (90%)	-	100 (90%) *
Salmonella	nos / l	-	0 (95%)	-
Enterovirus	PFU/10 l	-	0 (95%)	-
PH	pH units	-	6 - 9 (95%)	6 - 9 (95%)
Secchi disc		2*	1	-
Dissolved oxygen	% sat	80 -120% (95%)	-	-
Hydrogen Sulphide	ug H <sub>2</sub> S / l	-	-	40 MAC

\* = guide value

MAC = maximum allowable concentration

% value = percentile

Bacterial levels within Talkin Tarn are exceptionally low, with all but one sample from all inflows, outflows, marginal samples and open water samples falling well below both the mandatory and guideline values. The one exception to this is the bottom water sample from sampling station 1. As with the chemical water quality this, high bacterial count is an artefact of the large amount of sediment which was collected accidentally with this water sample. High bacterial counts would be expected within any lake bed sediments due to the breakdown of organic matter. The ubiquitously low bacterial samples within the tarn system indicate the absence of foul water inputs into the lake.

### 3.4 *In-situ* Dissolved Oxygen, Temperature and Secchi Disc Results

Results of the in-situ readings of dissolved oxygen profiles undertaken on Talkin Tarn on 10<sup>th</sup> March 2004 are presented in Figure 4, 5 & 6 in Appendix 4. At all three sampling stations dissolved oxygen concentrations exceeded 100% throughout the water column (13.71mg/l – 13.02mg/l). This is a condition described as supersaturation. It results from the presence of large algal blooms within the lake, which produce oxygen through photosynthesis and as a result 'supersaturate' the surrounding water with dissolved oxygen. The bottom dissolved oxygen readings for all three stations were much lower than this (11.48, 4.82 & 1.02 mg/l). A reduction in dissolved oxygen concentrations in the lower water column may be attributed to sediment oxygen demand from bacteria associated with the breakdown of organic matter within the sediments. It is often difficult for the operator of the probe to assess where the lake bottom is, and as a result, frequently the probe touches the bottom sediments, resulting in the dissolved oxygen levels plummeting. Visual examination of the bottom silts of the open water indicated that they appeared to have a relatively high organic content and were black in colour.

Temperature was uniform through out the water column, with temperatures of between 3.8 and 4.0 °C. This uniformity of temperature is as a result of the timing of survey. Lake mixing will occur in winter and spring months, leading to uniform oxygen and temperature levels throughout the lake profile. However, due to the depth of the lake (in excess of 13m in places) it is possible that the lake will stratify during the summer months as the upper layers of water heat up, become less dense, and float on cooler, denser bottom layers of water. In turn, the stratification of water can lead to low oxygen conditions in the lower water column. Even without thermal stratification it is possible that the lower levels in the deep areas may be low in oxygen due to sediment oxygen demand.

The three recorded Secchi disc extinction depths in the open water were 60cm, 60cm and 45 cm. Under the OECD (1992) guidelines (Table 5) these transparency depths would classify the lake as hypereutrophic. The low water transparency results from the large algal bloom which was present during the time of survey, as suspended solid concentrations were low.

this system it would be necessary to revisit the site in late summer to reassess the dissolved oxygen profiles of the lake and the development of thermal stratification.

#### 5.4 Planting of marginal emergent macrophytes

Nutrient enrichment, in the absence of higher plants, can lead to the development of persistent algal bloom conditions and potential water quality problems particularly with low dissolved oxygen conditions. Extensive plant introductions are recommended for this site to help maintain water quality. Emergent aquatic plants can effectively shade the water, reducing the potential for algal blooms, and also take up nutrients.

Higher, emergent aquatic plants at the Tarn were generally limited to a few isolated clumps of common reed and soft rush. Normally to achieve clear water conditions and reduce algal bloom development in lakes, a 50% cover of the lake surface area by plants would be required to try to regain clear water conditions. However this is rarely a practical option for many nutrient enriched lakes.

Talkin Tarn is a popular site for boating and consequently any planting would have to be undertaken so as not to disrupt this amenity use of the lake. It is therefore recommended that the bulk of any planting scheme is carried out in the shallow bays and around the island on the eastern edge of the lake, where sedimentation is already allowing some emergents to encroach on the lake. Such planting would have the additional benefit of increasing the overall ecological quality of the site as well as the visual quality of this area of the lake. However, with less than 50% cover by aquatic plants algal blooms would still be likely to occur under nutrient enriched conditions. Plant introductions would therefore need to be deployed together with the aeration system and the use of barley straw (see section 5.5) to help assist in the control of algal blooms.

Planting should be limited to emergent species, as many submerged species show rapid proliferation under nutrient enriched conditions which can create both maintenance problems and reduce visual quality. Marginal plants also have the benefit of assisting in the prevention of leaf litter entry into the lake and reducing bank erosion in areas where a marginal wall has not been constructed.

Planting schemes should centre around emergent species of reeds, including:

Lesser reedmace	<i>Typha angustifolia</i>
Greater reedmace	<i>Typha latifolia</i>
Yellow flag	<i>Iris pseudacorus</i>
Common reed	<i>Phragmites australis</i>
Sweet flag	<i>Acorus calamus</i>

The marginal plantings would be combined with the introduction of lilies into open water areas of suitable depth. We would recommend that the native water lily, *Nymphaea alba* would be most appropriate. The use of the yellow native lily,

*Nuphar lutea* should be avoided as it can show rapid proliferation and may interfere with recreational boating.

A formal schedule would need to be introduced to maintain the plantings.

## **5.5 Control of submerged macrophyte growth**

The southern end of Talkin Tarn is uniformly shallow in nature. Across most of this end of the site, light is able to penetrate down to the lake bed, allowing the growth of dense beds of the submerged waterweed *Elodea nuttalli*. Evidence of these 'banks' of weed were detected during our bathymetric survey. The current management regime results in this weed being cut during the summer months and removed to the banks, to prevent interference with recreational boating.

It is recommended that the cutting of this weed is reduced to an absolute minimum. As with emergent species, these submerged plants help to lock up nutrients which are the primary cause of algal blooms. Due to the shallow nature of this end of the lake, most of it is unsuitable for boating. The northern area of the lake could be demarcated for boat use, leaving a portion of the southern area free from boating activities, and allowing submerged macrophytes to grow. Weed would still be removed from within the demarcated boating area.

When and where weed is cut and removed it should be removed from site entirely and taken for composting. Removal to banks is not useful as nutrients from the decomposing material will continue to be washed back into the tarn.

## **5.6 Use of Alum**

Water quality sampling has shown the primary source of nutrient enrichment to be the existing lake sediments. A novel new chemical known as 'alum' has been developed to help control such nutrient sources. Alum – or Aluminium phosphate acts on soluble phosphorus in the lake, causing it to flocculate on the lake bed. In this form the phosphorus is no longer available to algae.

This technique has been used effectively on lakes in the US, but its use is only just beginning to be investigated in the UK. It is also an expensive option and its use is recommended only if the use of aeration and additional planting is not successful in reducing algal bloom development. Environment Agency consent would need to be obtained before undertaking the use of Alum.

## **5.7 Removal of Leaf Litter**

The accumulation of leaf litter from the surrounding trees provides a source of organic material input into the lake system. Microbial decomposition of this material creates a demand for oxygen from the overlying water. This may potentially add to the development of low oxygen concentrations during the summer under warm water conditions.



At present there is no routine collection of leaves from the lake during the autumn and winter, and it was noted during the winter that there were significant accumulations of beech leaves around the lake. There is a need to reduce the input of leaf litter into the system. This may be achieved by:

- a) The erection of low fences at strategic points around the lake margin where leaves will accumulate and can then be removed.
- b) The implementation of an intensive manual leaf collection program during the autumn from the lake surrounds and from the water surface by boat.
- c) The selective removal of trees and branches from the lake margins.

#### **5.8 *Ad-hoc* control of algal blooms**

Despite implementation of the above management strategies, algal blooms may still occur from time to time and will need *ad-hoc* control measures implementing. Mixing may assist if it is vigorous to mix algae to depths where light cannot penetrate. Barley straw can be an effective tool in helping to assist in the control of algal blooms should they develop. Barley straw, as it decomposes has well documented algicidal properties. The straw is normally placed in the lake in the autumn or late winter so that it is in a well degraded state by the time algal blooms start to develop in spring. The straw is usually applied at a rate of between 10 and 25 g/m<sup>2</sup>. The higher does rates are normally applied during the first year of treatment with subsequent treatments at the lower rate. The straw should be well distributed around the lake for greatest effect, as the reactive algicidal properties appear to have a short effective range. The straw should be deployed in loose mesh bags or by using one of the commercial containment systems that are now available.

#### **5.9 On-going monitoring**

The current survey, as already explained, was not carried out at an optimal time of year. Consequently future monitoring visits should be carried out during summer months (July / Autumn time is ideal) to assess worst case conditions and examine the development of lake stratification. Ideally, monitoring would be carried out on an annual basis to provide a yearly management strategy which is responsive to changing water quality conditions and management objectives within the lake.

Similarly monitoring should be carried out on an *ad-hoc* basis to respond to any algal blooms which may occur.

#### **5.10 Management Priorities and Scales of Cost**

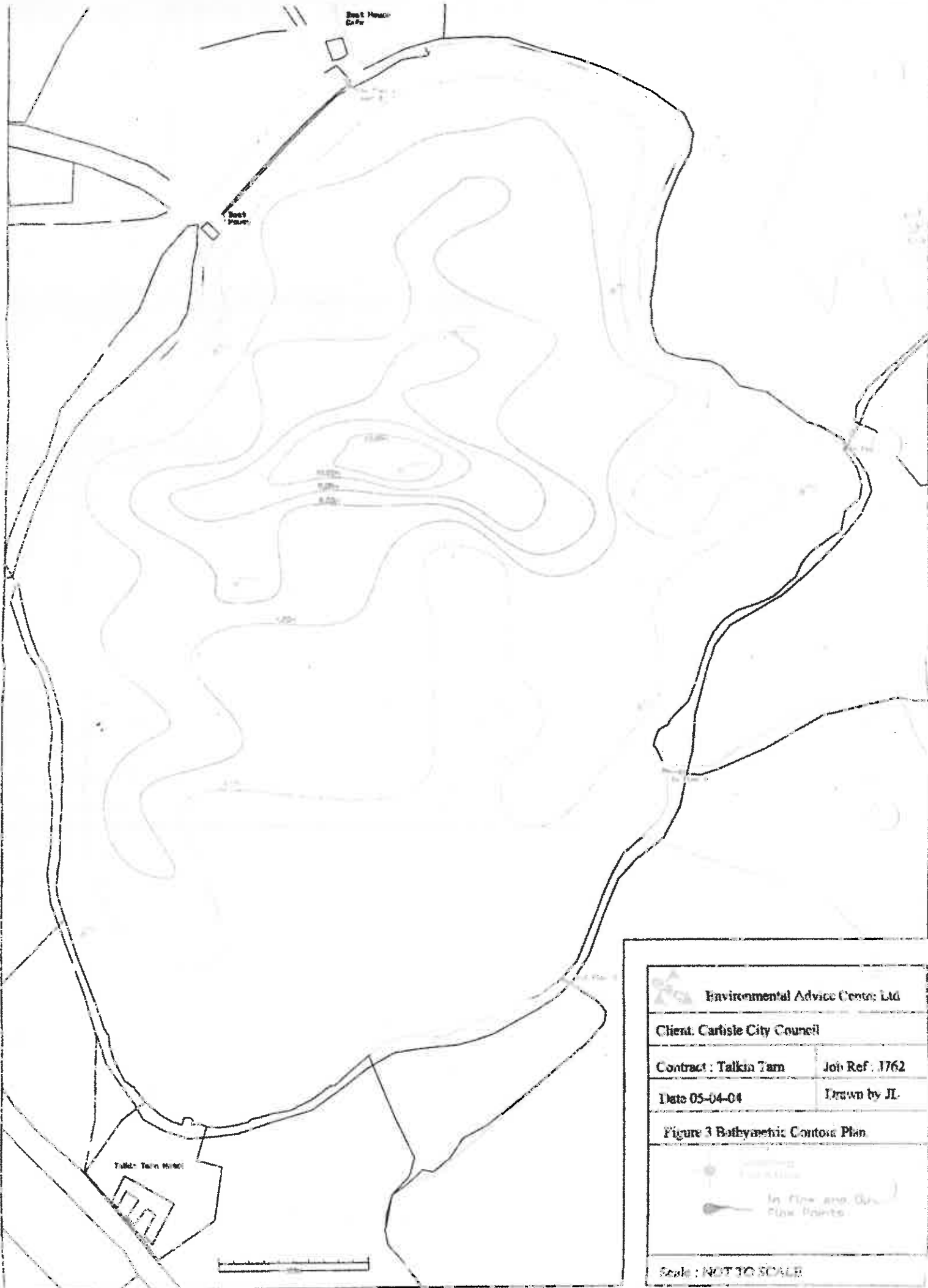
Likely costs for the works outlined above would be in the region of £100,000 – a cost which is exclusive of annual maintenance costs. The bulk of the cost is associated with the installation of an aeration system which would cost in the region of £60,000. Large scale planting of emergent plants would cost approximately £25,000 and the use of alum on a lake of this size would cost approximately £30,000 for one dosing.

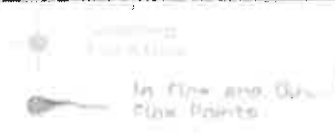
Annual maintenance costs would also arise from servicing the aeration system, electrical costs for running the system, maintenance of aquatic plants / weed removal and continued monitoring and investigation of the lake. A phase 3 electrical supply would need installing to run a 5.5kw generator (the cost of this is not included within the above costings). Any electrical costs would be based on costs to run this supply. Biological monitoring for a period of 10 years would cost in the region of £25,000 (£2,500 per year).

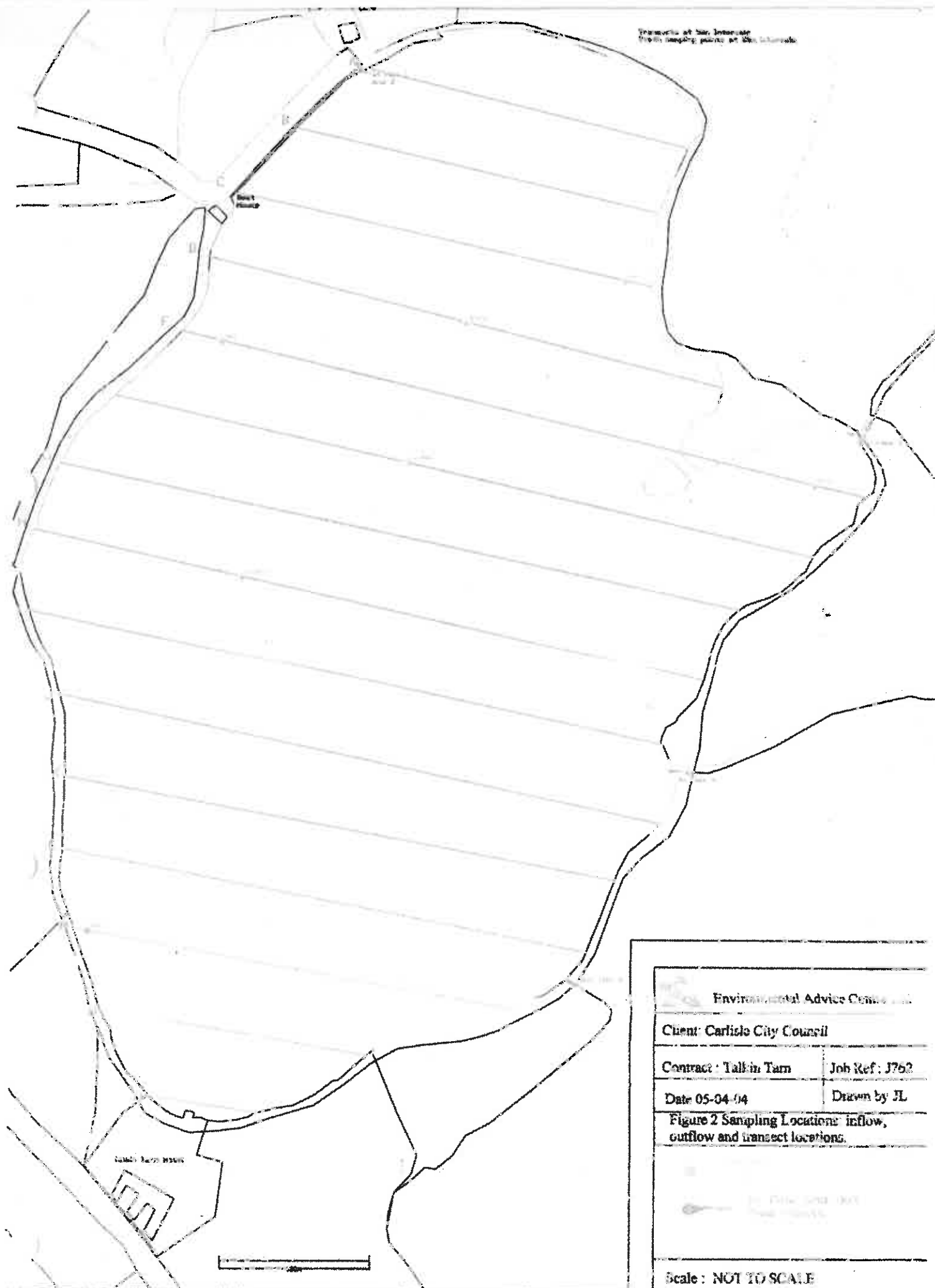
In terms of priorities for lake management the installation of an aeration scheme and extensive emergent planting are the most necessary works for the lake. A planting scheme may prove highly effective in helping to reduce the algal problem of the lake as well as increasing its amenity value and ecological status. It would probably be most effective to carry out the bulk of this planting across one season, rather than phasing it across several years. Due to the bathymetry of the lake (deep waters leading to thermal stratification), even with an ambitious planting scheme it is more than likely that an aeration system would need to be installed, and it is therefore recommended that the planting and aeration are implemented at the same time. In addition to these two priorities more formal management would need to be instated including a maintenance schedule for aquatic plantings, leaf collection and a formal monitoring system.

It is hoped that these management strategies would successfully reduce the occurrence of algal blooms. However, if problems still continue to occur with an unacceptable frequency, it may be necessary to consider other strategies such as barley straw and nutrient reduction techniques.





Environmental Advice Centre Ltd	
Client: Carlisle City Council	
Contract: Talkin Tarn	Job Ref: 1762
Date 05-04-04	Drawn by JL
Figure 3 Bathymetric Contour Plan	
	
Scale: NOT TO SCALE	

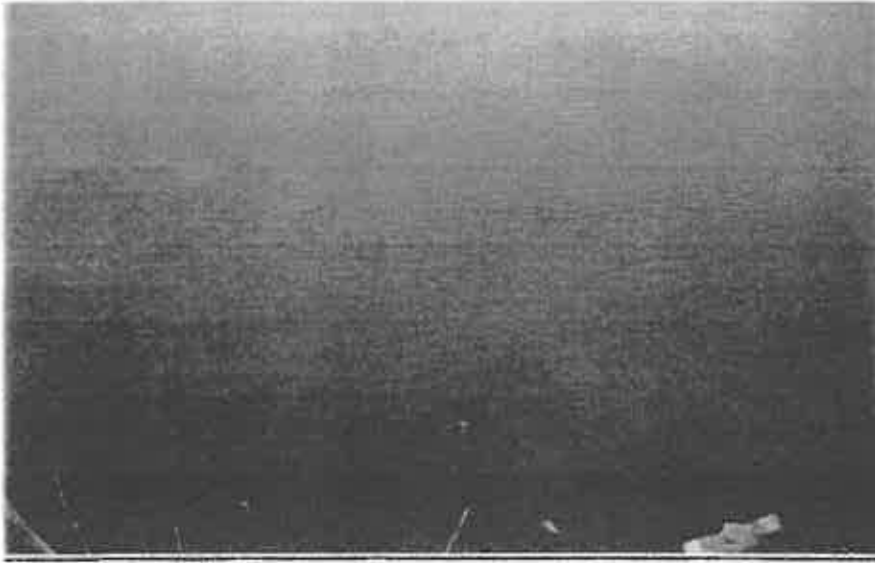


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## **Appendix 1 – Site Photographs**



**Appendix 1 – Photographic Evidence of Site Visit**



**Photograph 1: Accumulation of algal flocs on the lake bed**



**Photograph 2: The northern lake margin showing the well maintained footpaths**



**Photograph 3:** Silt accumulation and reed bed formation in the lee of the island



**Photograph 4:** The vegetated island on the eastern edge of the lake





**Photograph 5:** Algal scum accumulation in pools around the lake



**Photograph 6:** An area of silt and weed accumulation on the eastern margin of the lake



**Photograph 7:** The ochreous inflow from one of the streams on the eastern margin



**Photograph 8:** Isolated clumps of rush along the lake margins



Photograph 9: The tarns primary outflow



Photograph 10: Accumulations of beech litter along the lake margins



**Photograph 11:** Overhanging beeches on the southern edge of the tarn



**Photograph 12:** Accumulations of leaves along the rushes at the lakes edge



**Photograph 13: White foam scum accumulating on the western margins of the lake**

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## **Appendix 2 – Water Sample Chemistry**



## Appendix 2 - Chemical Water Quality

Determinand	Units	Inflow 1	Inflow 2	Inflow 3	Inflow 4	Outflow 1
Ammonia - as N	mg/l	0.109	0.135	<0.03	0.053	0.044
Nitrite - as N	mg/l	0.008	0.006	<0.004	0.006	0.005
Nitrate - as N	mg/l	5.04	5.7	2.04	2.63	0.361
Nitrogen Total Oxidised - as N	mg/l	5.04	5.7	2.04	2.64	0.366
Chloride Ion - as Cl	mg/l	18.1	27.6	11.2	16.7	12.2
pH	pH units	5.13	6.41	6.46	6.7	7.73
Suspended Solids	mg/l	<3.00	7	5	8	10
Phosphorous Total - as P	mg/l	<0.02	<0.02	<0.02	<0.02	0.021
Orthophosphate - as P	mg/l	<0.02	<0.02	<0.02	<0.02	<0.02
BOD ATU - as O2	mg/l	<1.43	<1.43	1.56	<1.43	2.69

Table 1: Chemical water quality of inflows and outflow

Determinand	Units	Margin 1	Margin 2	Margin 3	Margin 4	Margin 5
Ammonia - as N	mg/l	0.065	<0.03	0.043	<0.030	0.044
Nitrite - as N	mg/l	0.005	0.006	0.004	<0.004	<0.004
Nitrate - as N	mg/l	0.395	0.354	0.403	0.381	0.367
Nitrogen Total Oxidised - as N	mg/l	0.4	0.36	0.407	0.385	0.371
Chloride Ion - as Cl	mg/l	12.4	12.4	12.5	12.2	12.4
pH	pH units	7.84	7.89	7.85	7.81	7.81
Hardness Total - as CaCO3	mg/l	48.5	48.6	48.6	48.8	47.7
Calcium - as Ca	mg/l	15	15	15	15.1	14.7
Magnesium - as Mg	mg/l	2.68	2.69	2.69	2.7	2.66
Silicate - as SiO2	mg/l	0.724	0.705	0.808	0.752	0.722
Suspended Solids	mg/l	7	9	5	3	4
Phosphorous Total - as P	mg/l	<0.02	0.031	0.021	<0.02	<0.02
Orthophosphate - as P	mg/l	<0.02	<0.02	<0.020	<0.02	<0.02
Chlorophyll (a +b)	mg/l	0.056	0.0773	0.0325	0.0191	0.0157
BOD ATU - as O2	mg/l	4.06	3.14	2.3	1.95	2.23

Table 2: Chemical water quality of marginal samples

Determinand	Units	Station 1			Station 2			Station 3		
		surface	middle	bottom	surface	middle	bottom	surface	middle	bottom
Ammonia - as N	mg/l	0.033	<0.03	<0.03	0.064	0.078	0.059	0.054	0.079	0.06
Nitrite - as N	mg/l	0.004	0.004	<0.004	0.008	0.008	0.009	0.008	0.008	0.008
Nitrate - as N	mg/l	0.382	0.385	0.394	0.382	0.381	0.387	0.38	0.398	0.384
Nitrogen Total Oxidised - as N	mg/l	0.386	0.389	0.398	0.39	0.389	0.396	0.388	0.406	0.392
Chloride Ion - as Cl	mg/l	12.3	12.2	12.2	12.4	12.2	12.5	12.4	12.4	12.2
pH	pH units	7.89	7.88	7.57	7.88	7.85	7.88	7.89	7.89	7.84
Hardness Total - as CaCO <sub>3</sub>	mg/l	48.3	48.6	56.6	48	48.2	48.9	48.3	48.2	48.6
Calcium - as Ca	mg/l	14.9	15	17.7	14.8	14.9	15.1	14.9	14.9	15
Magnesium - as Mg	mg/l	2.69	2.69	3	2.68	2.67	2.72	2.68	2.67	2.7
Silicate - as SiO <sub>2</sub>	mg/l	0.716	0.775	0.726	0.749	0.777	0.721	0.7	0.71	0.726
Suspended Solids	mg/l	5	5	137	6	8	6	8	7	5
Phosphorous Total - as P	mg/l	0.025	0.024	0.187	0.054	0.036	0.055	0.04	0.036	0.027
Orthophosphate - as P	mg/l	<0.0200	<0.02	<0.020	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chlorophyll (a + b)	mg/l	0.0478	0.0507	0.0685	0.057	0.067	0.0649	0.0539	0.0488	0.0469
BOD ATU - as O <sub>2</sub>	mg/l	3.04	3.03	3.74	2.86	3.12	2.96	2.63	2.96	2.7

Table 3: Chemical water quality of open water samples



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## **Appendix 3 – Water Sample Microbiology**



### Appendix 3 - Microbiological Water Quality

	Total coliforms cfu/100ml	<i>E. coli</i> cfu/100ml	Faecal streptococci cfu/100ml
Inflow 1	ND	ND	1
Inflow 2	ND	ND	16
Inflow 3	4	ND	ND
Inflow 4	5	5	2
Outflow 5	3	2	11
Margin 1	13	6	3
Margin 2	7	7	9
Margin 3	21	18	3
Margin 4	2	2	3
Margin 5	6	6	19
Station 1 - surface	6	6	ND
Station 2 - surface	20	18	4
Station 3 - surface	20	8	2
Station 1 - middle	10	9	ND
Station 2 - middle	29	13	ND
Station 3 - middle	28	12	5
Station 1 - bottom	$10 \times 10^{2-3}$	3	ND
Station 2 - bottom	20	20	5
Station 3 - bottom	25	24	7

Cfu = colony forming unit

ND = Not detected

**Table 6:** Microbiological Quality of the inflows, outflows, marginal and open water of Talkin Tarn

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## **Appendix 4 – Dissolved Oxygen and Temperature Profiles**



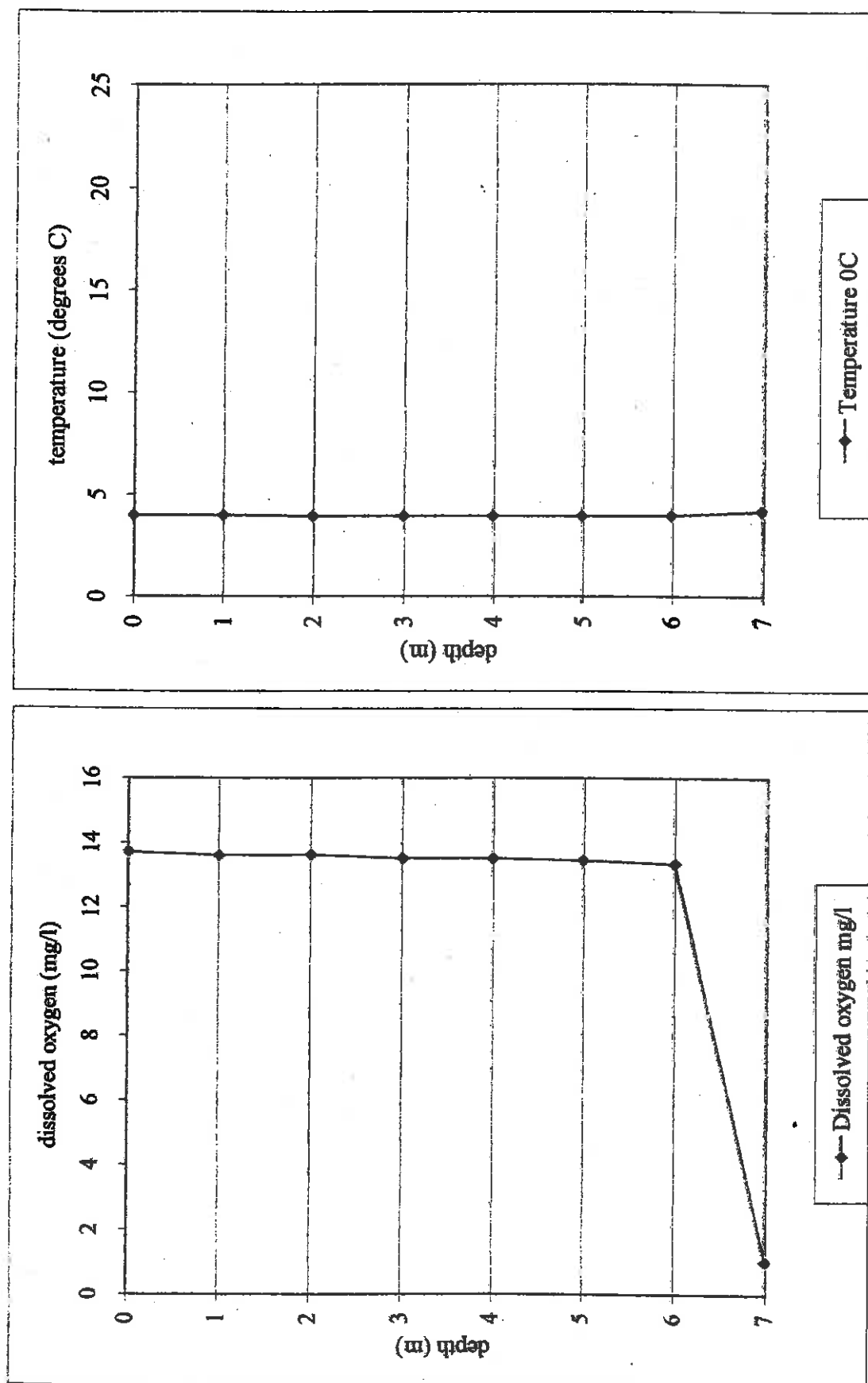
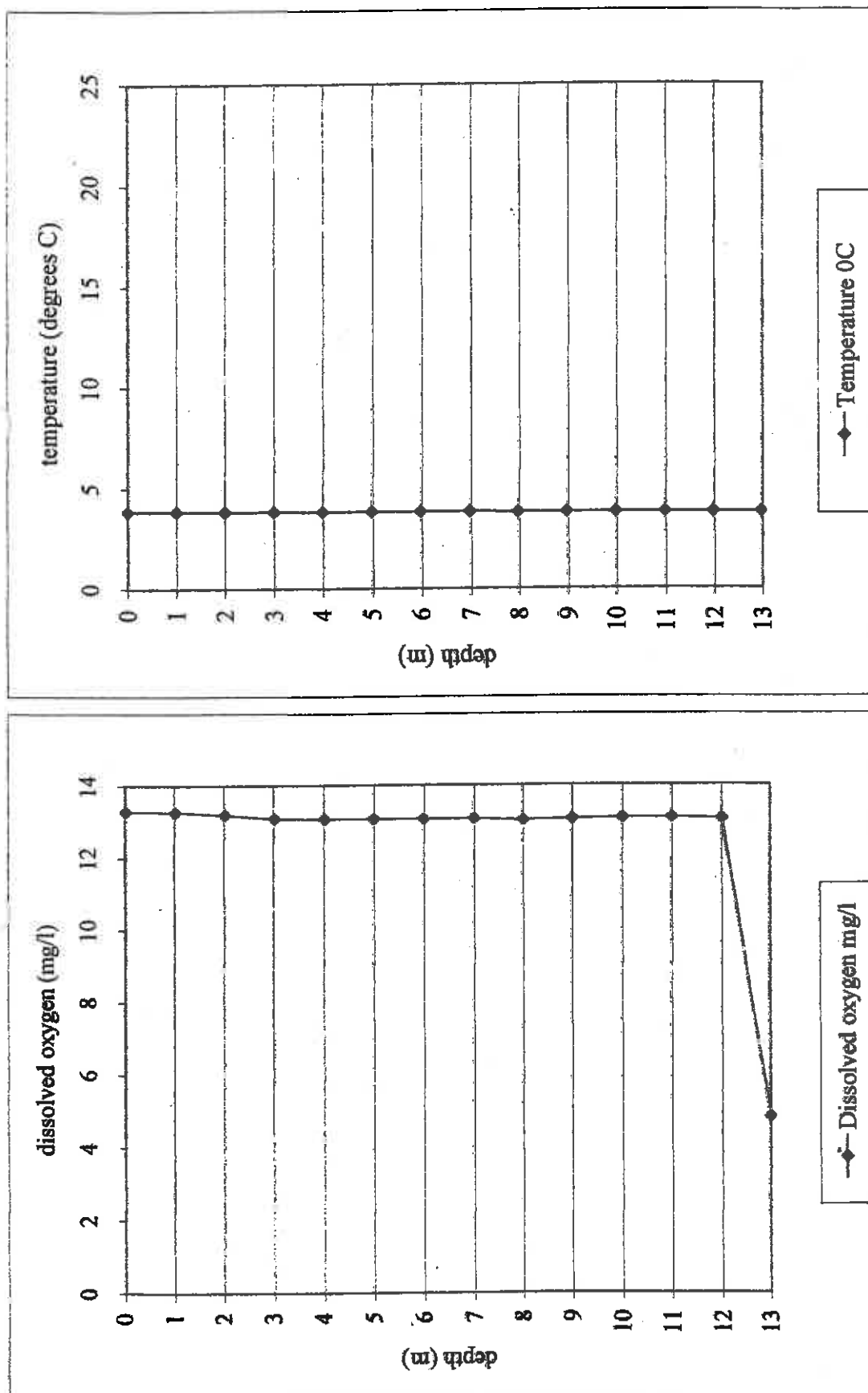
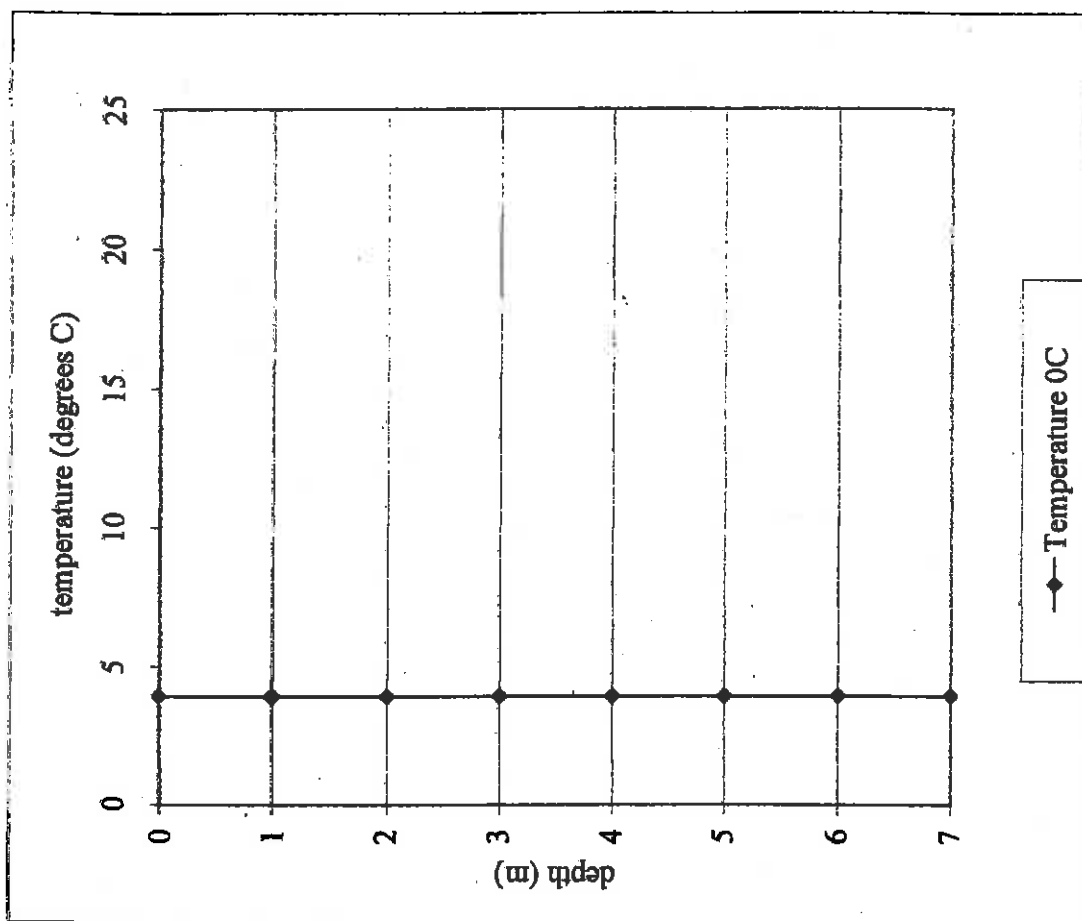
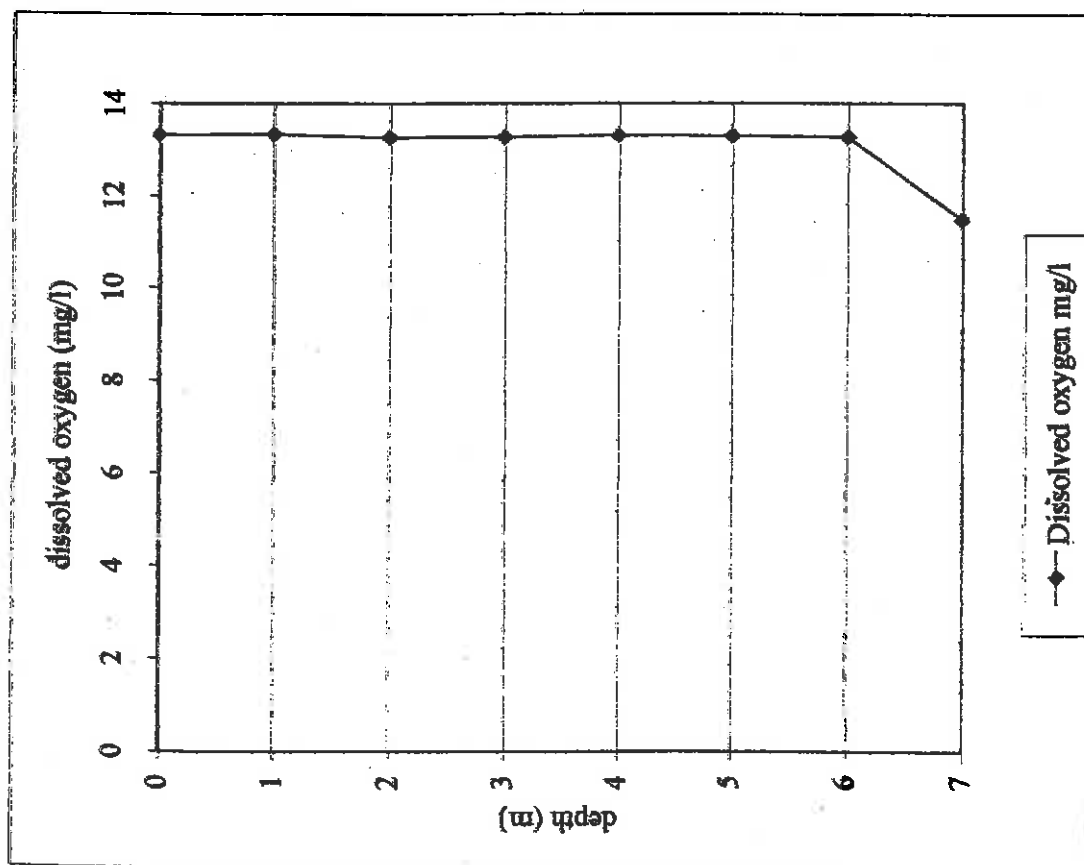


Figure 4: Dissolved oxygen and temperature profiles at Sampling Station 1, Talkin Tarn



**Figure 5: Dissolved oxygen and temperature profiles at Sampling Station 2, Talkin Tarn**



**Figure 6:** Dissolved oxygen and temperature profiles at Sampling Station 3, Talkin Tarn

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## **Appendix 5 – Lake Bathymetry**



# Appendix 5 - Depth Profiles Across the Lake Transects

Transect	A	B	C	D	E	F	G	H
	Depth / m	Depth / m	Depth / m	Depth / m	Depth / m	Depth / m	Depth / m	Depth / m
1	1.2	0.6	0.6	1.4	0.6	0.9	1.5	0.9
2	2.4	2.1	4.2	3.1	5.2	2.7	5.2	2.4
3	2.7	3.4	4.5	4.2	6.6	4	6.4	3.7
4	3.4	4.3	5.2	4.5	7	4.9	7.9	4.3
5	3.7	4.3	4.9	4.9	7.3	6.1	7.6	4.9
6	4.3	5.2	5.9	5.2	7	9.8	7.6	5.8
7	3.4	6.3	4.9	6.3	7.7	11.6	6.4	7
8	2.7	6.3	5.2	7.3	7.3	13.4	5.2	5.2
9	2.1	4.5	5.2	8	6.3	13.1	4.6	4.9
10	0.9	5.2	4.5	6.6	5.9	11.3	4.3	3.7
11		3.5	3.5	6.3	6.3	9.1	1.5	3
12		0.9	1.4	4.9	4.9	7.9	2.7	1.5
13				5.2	3.8	7	2.4	2.4
14				3.5	2.4	5.2	4.3	2.4
15				1	0.7	3.4	3	3.4
16					1	1.8	2.7	3.4
17					1.8	0.9	2.1	2.4
18					1.5	1.5	1.2	3.4
19					0.6	1.8	0.6	0.9
20						1.2		

Transect	I	J	K	L	M	N	O
	Depth / m	Depth / m	Depth / m	Depth / m	Depth / m	Depth / m	Depth / m
1	0.9	0.6	1.5	0.6	0.6	0.6	0.9
2	1.5	2.4	4.3	2.1	1.5	1.2	1.2
3	4	3.4	3.4	3	2.4	1.5	1.2
4	4.9	4.3	2.4	3.7	2.7	1.8	0.9
5	4.3	4.6	2.4	2.4	1.8	1.8	
6	3	4.3	2.4	2.1	1.8	2.1	
7	3	2.7	2.4	2.1	1.8	1.8	
8	2.7	3	2.4	2.1	1.8	1.2	
9	3	2.7	2.1	2.1	1.5		
10	2.7	3	2.1	1.8	1.5		
11	2.4	2.4	2.1	1.8	1.5		
12	3	2.1	1.8	2.1	2.1		
13	3.4	2.4	2.7	1.8	0.6		
14	1.8	3	2.1	1.8			
15	2.1	2.1	2.1	0.9			
16	3.7	1.2	0.6				
17	2.7	0.9					
18	0.6						



**APPENDIX VII**

**CAPITA**

***ARBORICULTURAL REPORT ON WOODLAND MATTERS***

# CAPITA

LOCAL PRACTICES

Clint Mill, Cornmarket, Penrith, Cumbria CA11 7HP  
Tel: 01768 242322 Fax: 01768 242321

## ARBORICULTURAL REPORT

Provided for

CARLISLE CITY COUNCIL

### 1. INTRODUCTION

#### 1.1 Instructions:

I am instructed by Carlisle City Council to assess the condition and safety of these trees adjacent to the main access paths and other public places and to give recommendations for remedial work.

#### 1.2 Qualifications and Experience:

I have based this report on my site observations and the information provided and I have come to conclusions in the light of my experience. My qualification is HND (BTEC) Arboriculture and I have over 20 years experience in silviculture, arboriculture and woodland management.

#### 1.3 Documents and information provided:

None

#### 1.4 Relevant background information:

None

#### 1.5 Scope and limitation of this report:

This is an arboricultural report and therefore any references to other matters i.e. buildings, soils etc. should not be relied upon, it is only concerned with the trees detailed within the report and it takes no account of other trees within the site or on neighbouring land. It is a preliminary visual assessment made from the ground based on the site visit and documents provided, as listed in 1.3

above. This report takes into account the situation at the time of the site visit, it should be noted that trees are dynamic organisms and they can be affected by many future events such as extreme climate events, construction works, handling, pests and disease etc.

#### **1.6 Limitations of use and copyright:**

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, re-using or otherwise, or stored in any referral system of any nature, with or without permission. Its content and format are for the exclusive use of the addressee in dealing with the application referred to. It may not be sold, lent, hired out or divulged to any third party, not directly involved in this application without the written consent of CAPITA INFRASTRUCTURE CONSULTANCY. ©

### **2.0 SITE VISIT AND OBSERVATIONS**

#### **2.1 Site visit:**

I carried out an unaccompanied site visit on 10<sup>th</sup> March 2004. All my observations were from the ground without detailed investigation and all dimensions are estimated unless otherwise indicated.

#### **2.2 Brief site description:**

The trees within the Country Park form ancient semi-natural woodland around Talkin Tarn; a remnant of a larger glacial lake. Mature beech dominates the woodland, alongside a stand of Scots Pine and interspersed with sycamore and oak. The shrub layer is well developed with prolific natural regeneration of rowan and birch. The main access path skirts the edge of the tarn and a number of minor paths criss cross the woodland itself.

#### **2.3 Identification and location of the trees:**

The trees stand in the main, adjacent to the tarn side footpath, the main car park and close to the classroom.

## 2.4 Tree observations:

I visually inspected the trees and my findings are included within 3 below.

## 3 APPRAISAL

The trees have, for identification purposes, been marked with numbered white plastic tags as per the following sequences:

- Tag nos. 590 to 598 inclusive are located to the east side of the Tearoom.
- Tag nos. 104, 132, 136 and 137 are located to the west side of the Tearoom.
- Tag nos. 138 and 153 are located to the east of the Hotel.
- Tag nos. 188, 198, 199, 200 and 241 are located between the Tearoom and the main car park.
- Tag nos. 201 and 206 are located between the Tearoom and Classroom.

The general locations of the trees are indicated on the accompanying plan.

The trees within the following list do, by reason of their generally poor condition, represent a significant threat to the health and safety of the users and managers of the Park. In total, 22 trees have been identified as being potentially dangerous. Of these 18 are beech, which is not surprising as they are the dominant broad-leaved species of tree on the site. The small stand of pine on the east side of the park has 3 dead ones at its edge.

The beech are without exception are either late mature or over mature trees which are exhibiting a range of defects and weaknesses and are in most cases diseased with resultant decay being present.

Decay is likely to make trees unsafe, particularly when it is at an advanced stage. Decayed stems and branches are liable to break and fall and whole trees uprooted when their roots are extensively decayed. The most common decay fungi found on these trees were *Ganoderma sp.* and *Ustulina deusta*, both of which render trees liable to breakage of roots and stems.

#### 4. RECOMMENDATIONS

NO.	SPECIES	COMMENTS	RECOMMENDATIONS
590	Beech	Central column of decay with open cavity	Remove
591	Beech	Large decaying wound on North side.	Remove or pollard and leave as wildlife tree
592	Birch	Extensively diseased and decayed	Remove
593	Pine	Dead	Remove
594	Beech	Diseased. Large decay cavity on North side. One sided crown.	Remove or pollard and leave as wildlife tree.
595	Beech	Dead	Remove
596	Beech	Extensively diseased and decayed.	Remove
597	Pine	Dead.	Remove
598	Pine	Dead.	Remove
104	Beech	Decay in 2 main scaffold branches.	Reduce in height
132	Beech	Extensive decay in base and upper root system.	Remove
136	Beech	Decayed scaffold branch.	Remove branch
137	Beech	Extensive root decay with exposed roots due to soil erosion.	Remove
138	Beech	Extensive decay in main stem and scaffold branch overhanging the path.	Remove
153	Beech	Extensively decayed, leans over path.	Remove
188	Beech	Extensively decayed.	Remove
198	Beech	Decayed at base.	Remove
199	Beech	Column of decay in main stem.	Remove
200	Beech	Diseased in main stem.	Remove
241	Beech	Crack and decay in main stem.	Remove
201	Beech	Extensive decay in main stem.	Remove
206	Beech	Decay in scaffold branch.	Remove branch

**4.1 Immediate action:**

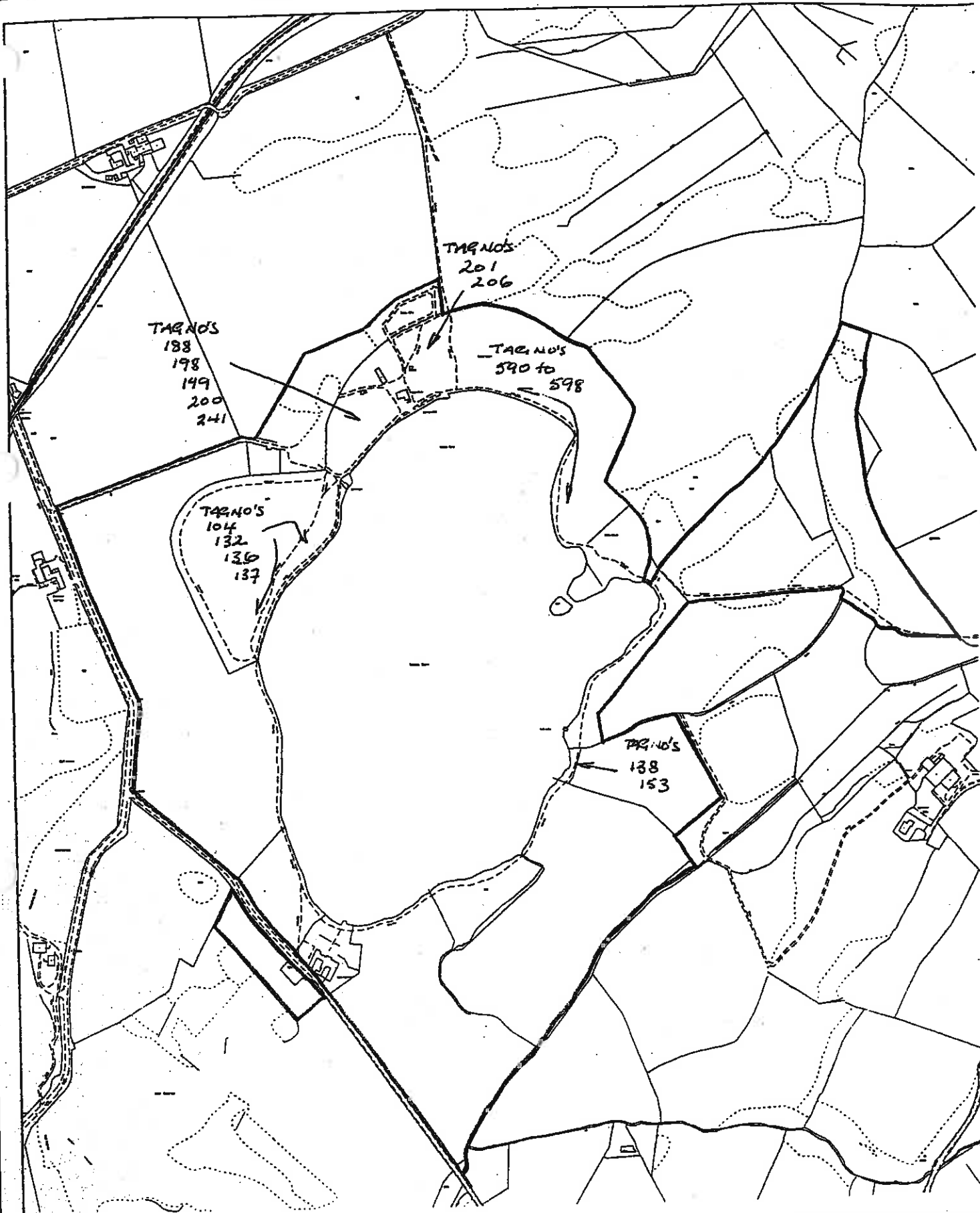
I would strongly recommend that the felling work commences as soon as is practically possible, starting with Tag no. 21, progressing through to the main car park and then along the tarn side footpath in an anti-clockwise direction.

I would estimate the costs of the work to be between £3,000 and £4,000

**4.2 Implementation of the work:**

A Contractor from the local authority list and preferably one approved by the Arboricultural Association should carry out all work. Their Register of Contractors is available free of charge from Ampfield House, Romsey, Hants, SO51 9PA, (tel. 01794 368717) or from their web page: [www.trees.org.uk](http://www.trees.org.uk). The work should be carried out to BS 3998 *Recommendations for tree work* (1991) as modified by research that is more recent

**Trevor Cooke**  
**Arboriculturist**



# Cumbria County Council - The Map Room

Building & Design  
15 Portland Square  
Carlisle  
CA1 1QQ  
Tel: 0228 812199  
Fax: 0228 512370



Talkin Tarn  
Brampton

Scale 1:5000

O.S. NY5357

Date: 27-6-1994

Operator: fh

E: 353949

N: 557967

**APPENDIX VIII**

**THE BOWLES GREEN PARTNERSHIP**

**TALKIN TARN COUNTRY PARK FEASIBILITY STUDY**

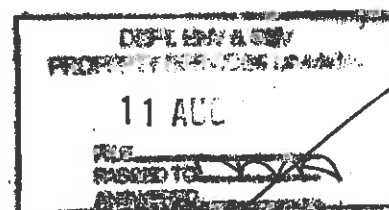
**FINAL REPORT TO CUMBRIA COUNTY COUNCIL (1999)**



bgp

The Bowles Green Partnership

# Talkin Tarn Country Park Feasibility Study



## FINAL REPORT

*The Bowles Green Partnership  
with Simon Lees*

*December 1999*

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Executive Summary (supplied as a separate document)

List of Appendices (supplied as separate document)

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Consultants:

Judith Bowles  
Steve Green  
Simon Lees

## INTRODUCTION

- 1.1 Talkin Tam Country Park is owned and managed by Cumbria County Council. The Tam and surrounding land have been used for recreation since the last century.
- 1.2 In 1970, the site was bought by what was then Cumberland County Council to provide a recreation opportunity (and prevent the site being sold by the owners of the time for development).
- 1.3 The site was designated a Country Park and has been managed as one since. Management responsibility for Talkin Tam has rested with several departments. This lack of continuity and a lack of countryside management expertise at a strategic level within the County Council have led to deterioration in the condition of the site.
- 1.4 More recently, a series of management changes on site have resulted in a position where:
  - there is very little countryside management expertise on site and at strategic level
  - the site operates at a financial deficit which is currently met by the County Council
- 1.5 The County Council is concerned at the backlog of countryside management work to be done, the lack of countryside management expertise on site and the financial deficit that continues despite an investment of over £40,000 in catering facilities.
- 1.6 In order to address this position the County Council appointed consultants to consider the development and management options which would enhance the landscape and wildlife value of Talkin Tam, whilst safeguarding its continued enjoyment by the public.
- 1.7 The study, undertaken between July and October 1999 comprised the following work, which is summarised in the remainder of this report:
  - **Research to understand:**
    - *The site itself*
    - *Market demand*
    - *Competition*
    - *Policy and institutional framework*
    - *Funding potential*
    - *Experience from elsewhere*
  - **Identification of development and management options**
    - *Testing the options:*
    - *Financial implications*
    - *Public opinion*
    - *Stakeholder opinion*
  - **Selecting a preferred option**
  - **Developing the preferred option**

- 1.8** The report itself is likely to be read by a wide cross-section of people with varying levels of knowledge of the subject matter and experience of the issues. It has been written in a style appropriate to such use and is supported by a number of maps and more detailed appendices.

**RESEARCH**

2.1 This section of the report describes the current position under the following headings:

- The Site
  - *Natural heritage*
  - *Cultural heritage*
  - *Designations*
  - *Countryside management*
  - *Business management*
- Market demand
- Competition
- Policy and institutional framework
- Experience from elsewhere

**The Site**

2.2 Talkin Tam Country Park is located 1 mile south of Brampton, 12 miles east of Carlisle. The park comprises 185 acres – a 65 acre tarn surrounded by mature woodland, farmland and wet grassland. There is a tea room, shop, rowing club building, education room, toilets, two boathouses and a campsite. The landholding also includes the Tarn End Hotel.

**Natural Heritage**

2.3 A number of habitats occur at Talkin Tarn (see Map 1), these include:

- Open water (c26 hectares)
- Ancient broadleaf woodland (c8 hectares)
- Scots pine plantation (c0.75 hectares)
- Wet heath (c2.5 hectares)
- Marshy grassland (c2.25 hectares)

Areas of particular importance for nature conservation are shown on Map 2 and important landscape features are shown on map 3.

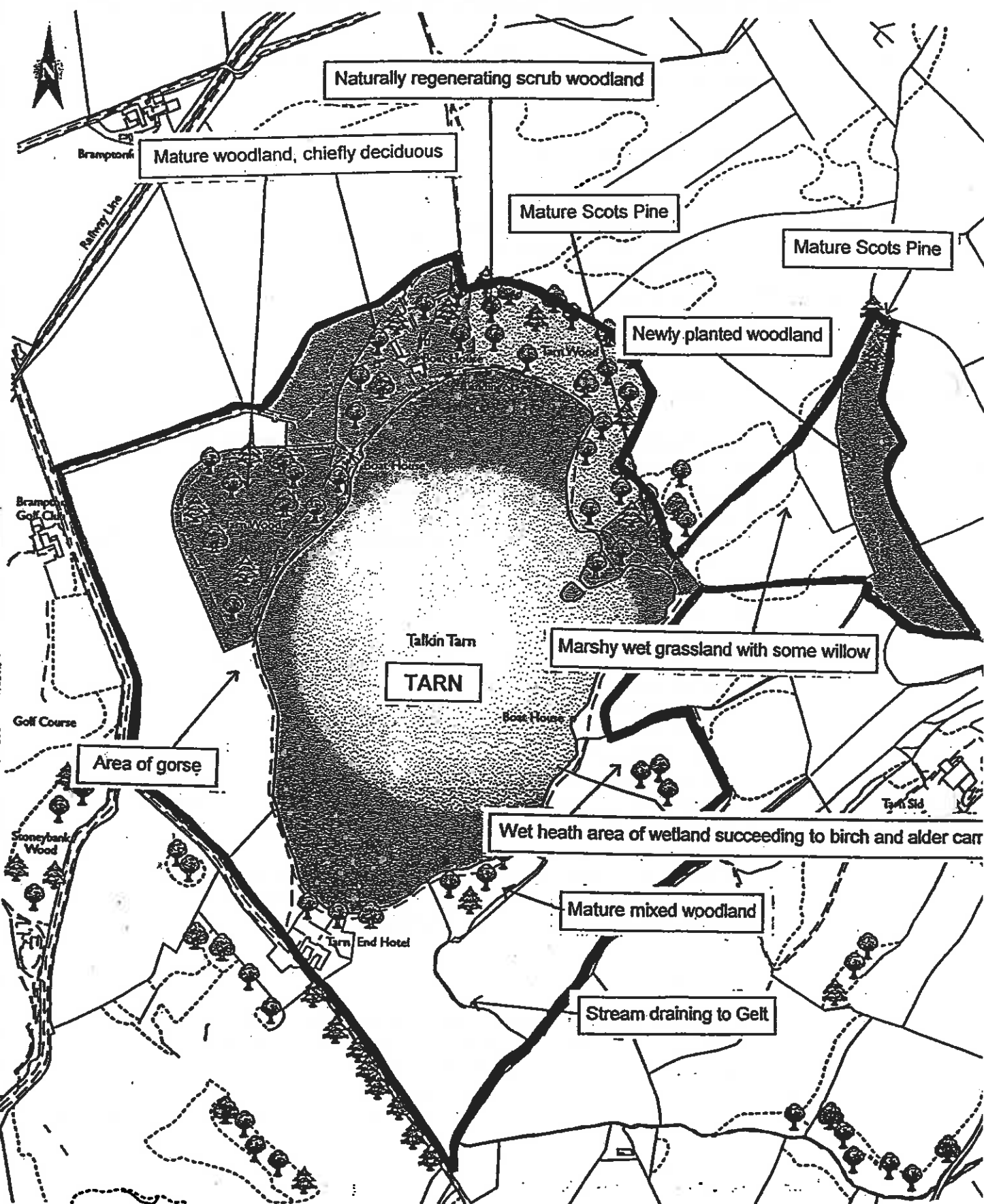
2.4 The remainder comprises grassland currently used for agricultural purposes, a campsite and buildings (described below). The nature conservation interest can be summarised as follows:

**Vegetation**

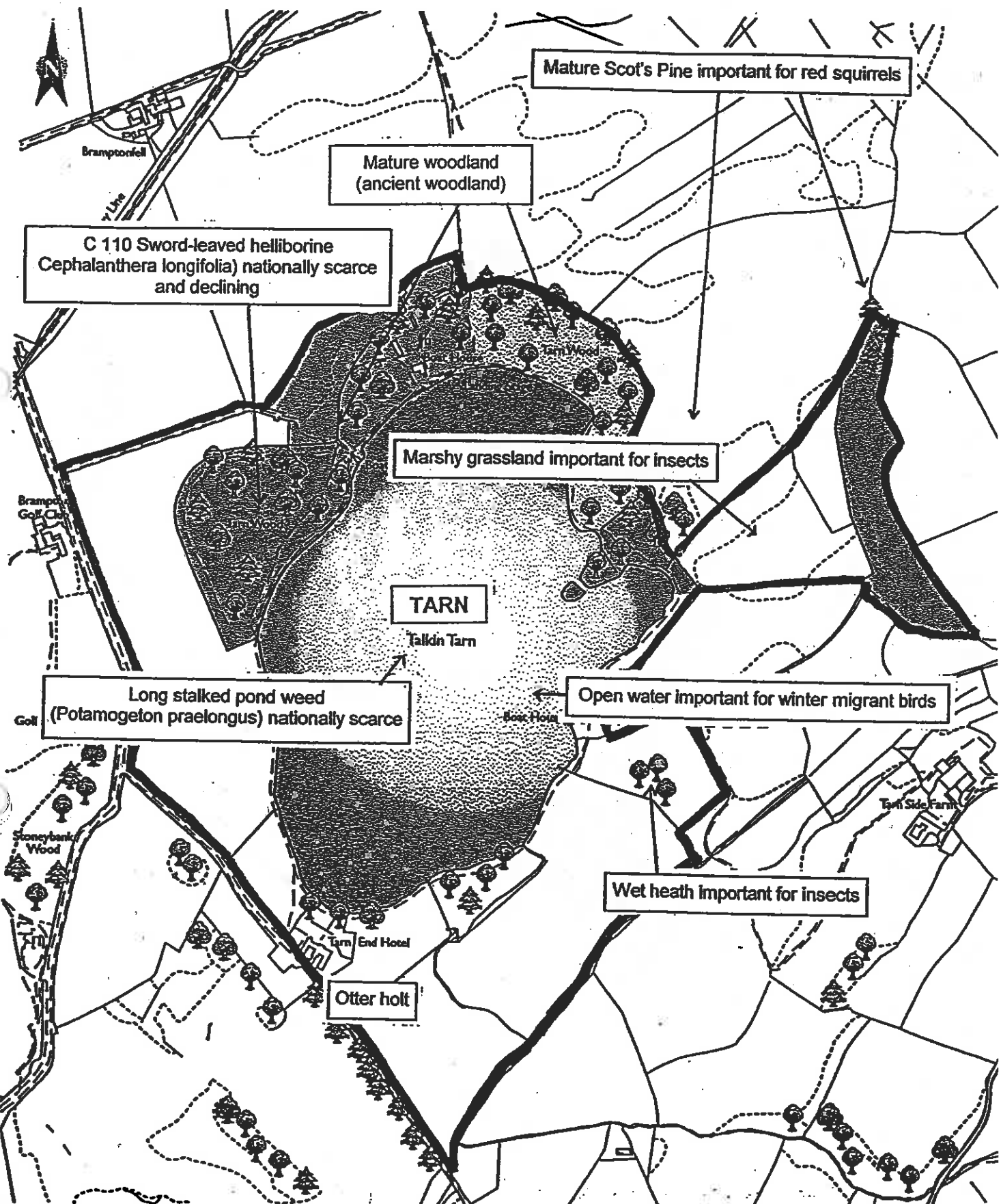
2.5 Twenty tree species have been recorded (see list supplied by Cumbria Wildlife Trust [CWT] at Appendix 1). There does not appear to be a full list of plant species, but a basic Phase 1 habitat survey undertaken by CWT sometime during the 1980's (see Appendix 2) shows that the wet grassland areas in particular support a variety of grasses.

2.6 Talkin Tarn is particularly important for sword-leaved helliborine (*Cephalanthera longifolia*), which is nationally scarce and declining. Approximately 110 of these plants occur in one kilometre square area of

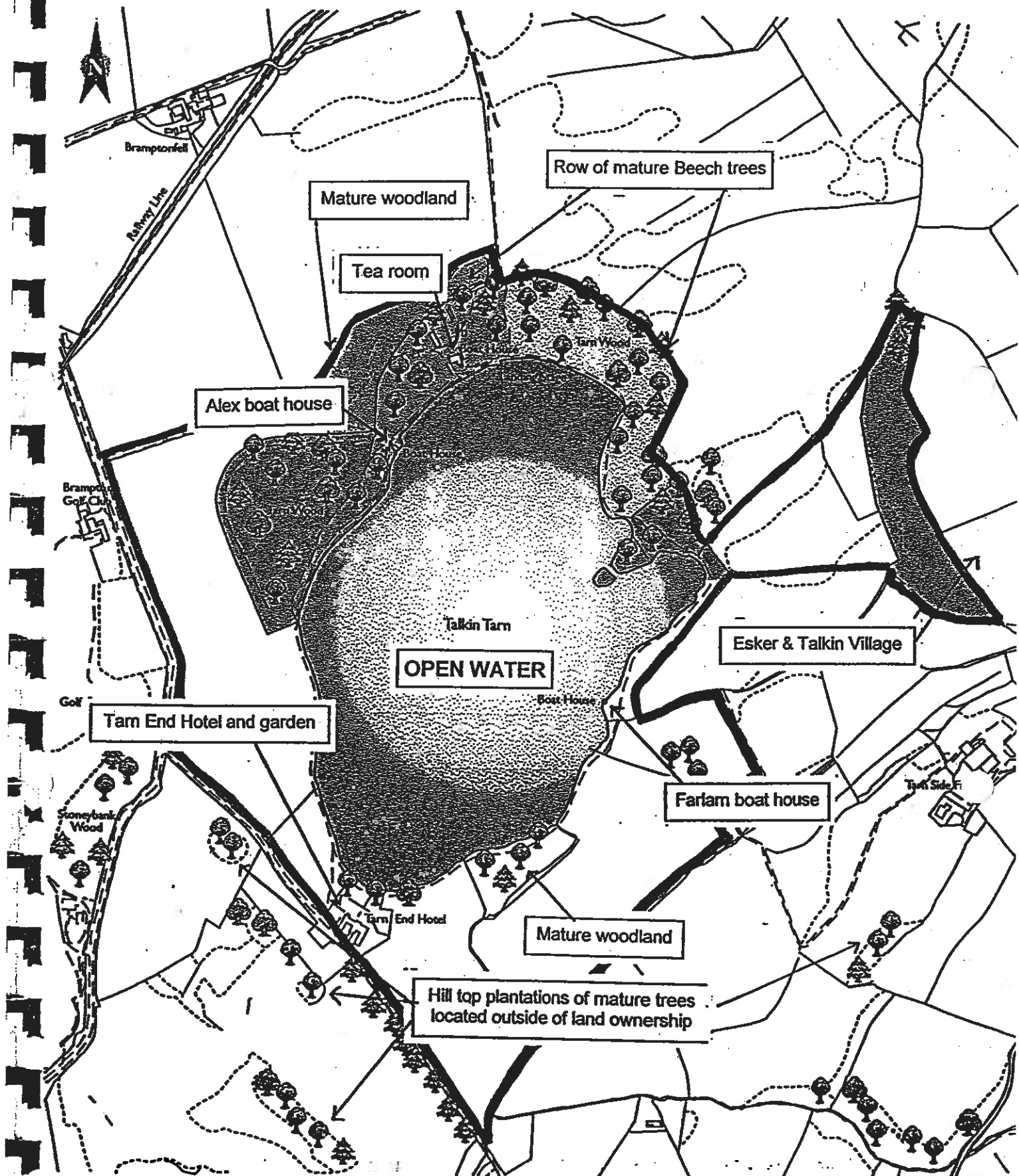
# MAP 1: Broad Habitat Types



# MAP 2: Important Areas for Conservation



# MAP 3: Landscape Features





the ancient woodland. In 1998 this was the second largest population in England. The Talkin Tarn population has been managed and monitored by the recently retired warden and local botanists.

- 2.7 The tarn itself also supports the nationally scarce long-stalked pondweed (*Potamogeton praelongus*). However, no information was available on the status of this species.

#### *Fungi*

- 2.8 G. R. Naylor has compiled a record of fungi occurring at Talkin Tarn. Seventy-three species were recorded during September and October 1995 (see Appendix 3).

#### *Insects*

- 2.9 No information was available on the insect population. However, observation shows that the wet areas are important for damselflies and dragonflies and other insects. According to the Cumbria Wildlife Trust site description, the wet marshy grassland and wet heath habitats are important for invertebrates including a relatively large population of fox moth. The notable beetle species (*Oulimnius troglodytes*) occurs.

#### *Birds*

- 2.10 Approximately 100 species of bird have been seen at Talkin Tarn. A list supplied by CWT (See Appendix 4) has 98. Breeding birds include tufted duck, Canada goose, common sandpiper, grey wagtail, redstart, wood warbler and tree pipit.
- 2.11 However, the tarn is more important during the quieter times of year as a resting place for passage migrants including avocet, green and wood sandpiper, greenshank, black-tailed godwit, dunlin, turnstone, black tern and little gull. For winter migrants, the tarn provides a resting point for goosander and bramblings make use of the woodland.

#### *Mammals*

- 2.12 The woodland and scrubby areas in particular support populations of small mammals. Red squirrels occur in the two areas of scots pine. The North West Otter Project Officer reports an otter holt by the stream in the woodland at the south of the tarn.

#### *Cultural Heritage*

- 2.13 Talkin Tarn has been used for recreation since at least the middle of the last century. It was a popular destination for Victorians from the Brampton and Carlisle areas, and also for those people travelling by rail from the North East. The wrestling ring, bathing house and boathouses, which existed then, were all well used. The Rowing Club was founded in 1859.

- 2.14 The Tarn End Hotel and the Alex and Farlam boathouses remain more or less in tact in their Victorian State, but little else has survived. There are photographs in existence of the Tarn during the last century.
- 2.15 Victorian history and a tradition of recreational use are the overriding cultural aspects of Talkin Tarn.

#### *Designations*

- 2.16 40 hectares of Talkin Tarn is designated as a County Wildlife Site under the Wildlife Sites Project (Cumbria Wildlife Trust, Carlisle City Council, English Nature and Cumbria County Council). This designation was given because of the site's ancient semi-natural woodland and lowland wet heath habitats. A copy of schedule and criteria for selection is included at Appendix 5.
- 2.17 A number of conditions were attached to the sale of Talkin Tarn to the then Cumberland County Council. However, these have now expired and so it appears that there are no legal constraints to possible developments.

#### *Countryside Management*

- 2.18 Until earlier in 1999, a full time warden and an assistant warden managed the site, with occasional part time and voluntary help. However, the warden has retired and the assistant warden is currently on maternity leave. One part time warden (who currently works 5 days a week) currently undertakes countryside management with 2 days additional part time cover.
- 2.19 The countryside management staff is responsible to the site manager. The part time warden has countryside management qualifications, but only limited experience and is not motivated by the prevailing circumstances. The site manager has some landscape experience, but is insufficiently qualified in countryside management to manage a country park.
- 2.20 There is no management plan for the site. In February 1995 a ten-year woodland management plan was prepared and a Forestry Authority management grant was applied for (16 hectares @ £35 per hectare paid annually - £560). It would appear that most of the plan has not been implemented and that there is no copy of the plan on site (see Appendix 6).
- 2.21 In January 1993, a Countryside Stewardship Agreement was made for 8.2 hectares of the site (see Appendix 7). A grant of £574 is received annually, now from MAFF (8.2 Hectares x £7 per hectare). The part time warden currently managing the site was unaware of this agreement and is not carrying out the management prescriptions in the agreement.

## MAP 4: Countryside Management Issues



### VERALL:

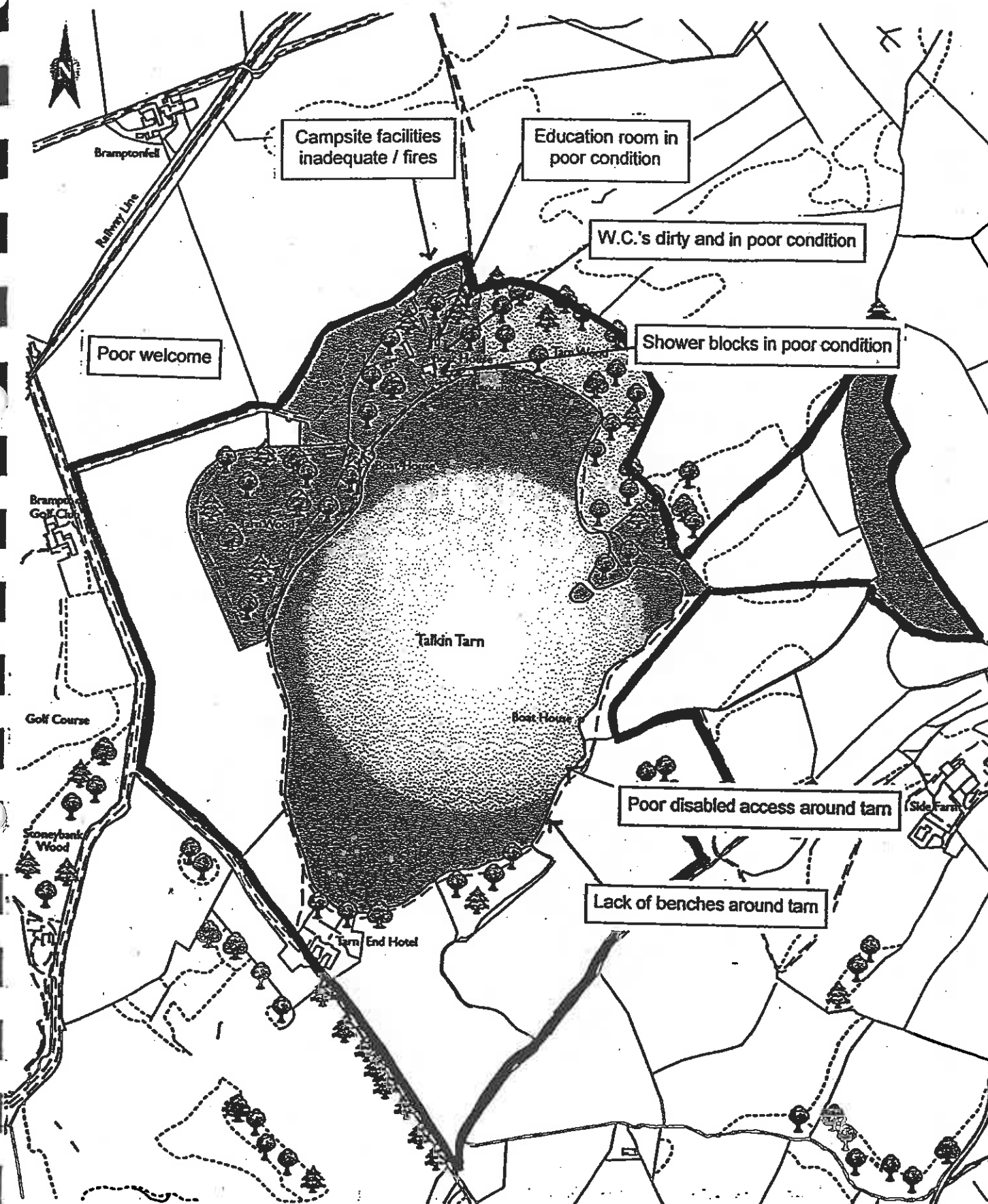
- no clear understanding of nature conservation issues
- no management plan
- woodland management plan behind schedule
- Countryside Stewardship Management prescriptions not being followed

- 2.22 Countryside management staff has no management plan or work programme to follow. There is no strategic management for this aspect of the Country Park. Countryside management staff are also responsible for safety when rowing boats have been hired, for assisting with cleaning the toilets and showers, sales in the shop and the hire of rowing boats, etc. As a result, the time available for countryside management is very limited and restricted to reactive tasks such as repairs, litter picking, etc.
- 2.23 Lack of clear objectives, direction and resources over a number of years have led to a significant back log of countryside management tasks shown on Map 4 and outlined in Table 1, below. Current staff do not have either sufficient expertise, time or resources to tackle these.

**Table 1: Countryside Management Issues**

Issue	Action Required
Traffic counter broken	Replace
Hedge between camp site and neighbouring land deteriorated	Re-instate hedge as screen and litter trap
Camp site boggy	Install adequate drainage and some hard standing areas or caravans and campervans
Slipway approach eroded making use difficult	Install grasscrete or similar approach to slipway
Lakefront eroding and flooding outside of boathouse	Annual maintenance to backfill and level
Footpath in poor condition	Widen to 2 people/disabled abreast Re-surface and drain as required
Footpath widening, vegetation loss through trampling leading to bank erosion	Widen footpath
Walls and fences in need of repair	Survey to establish works required Plan of work
Drains in boathouse area block regularly	Review drainage and install new drains as required
Weed in tarn becoming a problem for anglers and rowers	Cut weed Establish management programme
Algal blooms occur in tarn	Monitor Report to Environment Agency Inform public not to approach
No clear understanding of nature conservation issues	Conduct surveys
Failure to implement woodland management plan and Countryside Stewardship management prescriptions	Consult funding bodies and agree programme to catch up
No management plan	Produce management plan Provide adequate resources for management

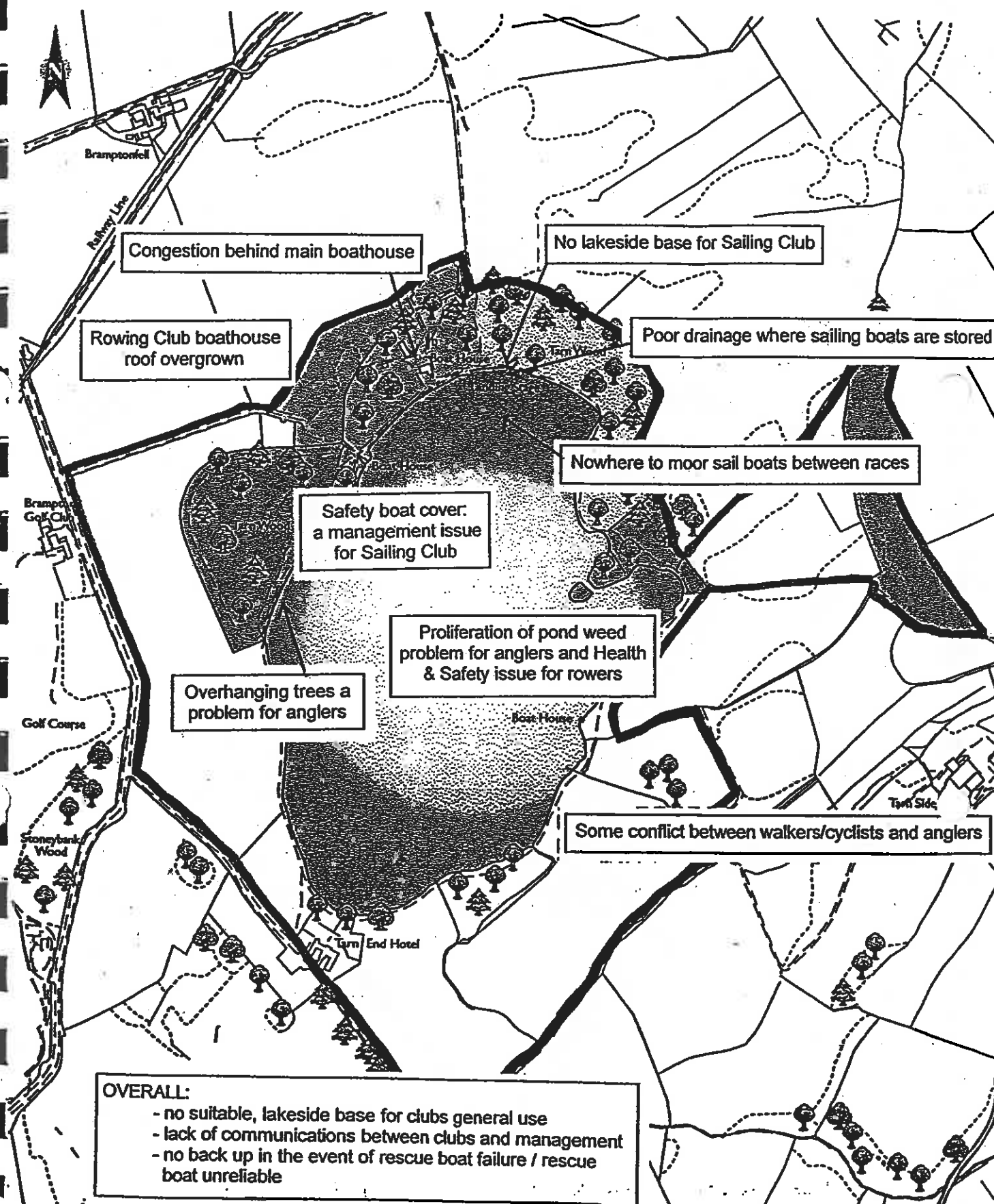
## MAP 5: Visitor Experience Issues



Based on data from Ordnance Survey © Crown Copyright. Licence No. LA 076

**OVERALL:** Lack of visitor information

## MAP 6: User Issues



**Table 3: Visitor Experience – Sports Users**

<b>Issue</b>	<b>Action Required</b>
Proliferation of pondweed restricts length of bank available for angling	Selective cutting of pondweed
Proliferation of pondweed restricts length of rowable water and constitutes a danger especially to beginners	Selective cutting of pondweed
Sailing club have no base with view of lake from which to manage events/safety	Make Alex Boathouse available as clubhouse for use by sailing and other clubs
Nowhere for clubs to meet, hold prize givings, etc	Provide clubhouse facility in Alex Boathouse or use proposed new education room
Poor drainage in area where sailing club store boats	Improve drainage Manage water level in tarn appropriately
Congestion and vehicle movements potential danger to pedestrians in area behind boathouse	New road to campsite from car park More restrictive management of vehicle access to this area
Some conflict between anglers and people walking around the tarn	Install angling platforms
Overhanging trees a problem for anglers when casting	Selective tree cutting
Lack of communication between clubs	Install clubs' notice board Hold regular user forum meetings to co-ordinate activities and air problems
Lack of communication/poor relationship between clubs and management	Hold regular user forum meetings to air views and update on activities
Requirement to provide safety boat cover restricts sailing club members ability to qualify in race series	Allow 3-4 additional sailing club members to drive rescue boat
Rowing Club boathouse roof lights overgrown with moss	Clean moss from roof
Nowhere to moor sailing boats between races	Provide pontoon off-shore for mooring boats
No back up in event of rescue boat failure	Obtain back up boat and staffing
Rescue boat unreliable	Overhaul or replace rescue boat Implement rescue boat maintenance system

2.26 In summary, there are no significant countryside management problems. Most of the issues, which need addressing, relate to public use of Talkin Tarn or the deterioration of buildings, boundaries, etc and the waste system. However, the current level of countryside management is inadequate and the problems that exist will worsen if not addressed urgently.

*Casual Users*

- 2.24 The visitor experience for those visiting for informal activities is, in many respects, poor chiefly as a result of lack of investment in the infrastructure of the site, much of which is dated and in need of repair or replacement. These issues are shown on Map 5 and outlined in table 2 below.

**Table 2: Visitor Experience Issues – Casual Users**

<b>Issue</b>	<b>Action Required</b>
Poor welcome	Install new welcome/information panels at entrance to car park Undertake visitor welcome audit
Lack of visitor information and interpretation	Produce interpretative plan and install interpretation/information
Toilets in poor condition	Demolish and build new toilets
Toilets dirty	Demolish and build new toilets with easy to clean surfaces. Manage cleaning efficiently by hourly inspection programme
Lack of benches; existing benches in poor state of repair	Replace existing benches, add new benches at intervals around the Tarn
Poor disabled access around tarn	Repair and widen footpath Re-build kissing gates to enable wheelchair access Consider facilities for visually impaired & other disabilities Undertake disability audit
Showers in poor condition	Refit
Education room in poor condition	Demolish and build new education facility in new location
Camp site facilities inadequate	Provide washing up facilities Provide w.c.'s/showers near/on the site
Uncontrolled barbeques and fires	Provide a barbeque/camp fire area Remove or locate incineration area

*Sports Users*

- 2.25 Several issues arise from use of Talking Tarn for formal activities, expressed chiefly through the concerns of the user groups. These are shown on Map 6 and outlined in Table 3.



### Business Management

#### 2.27 Income is earned from the following activities:

- **Rents and licences**
  - For agricultural land use
  - From sports clubs
  - From the Tarn End Hotel
  - Rod licences
- **Grants**
  - Woodland Management Grant
  - Countryside Stewardship Grant
- **Trading on site**
  - Tea room and gift shop
  - Tarn shop
  - Boat hire
  - Camp site

#### 2.28 Profit from these activities amounts to approximately £22,000 per year as follows:

**Table 4: Summary of Net Annual Income (1998-99)**

Income Source	Annual Income
Rent from Rowing Club	£ 1,000
Rent from Sailing Club	£ 750
Rent from let of Alex and Farlam boathouses	£ 750
Agricultural grazing rents	£ 3,660
Rent of right to display sign for Hare & Hounds Inn	£ 50
Rent of Tarn End Hotel <sup>2</sup>	£ 16,500
Woodland Management Grant	£ 560
Countryside Stewardship Grant	£ 574
Profit from trading <sup>3</sup>	£ 0
<b>Total</b>	<b>£ 23,844</b>

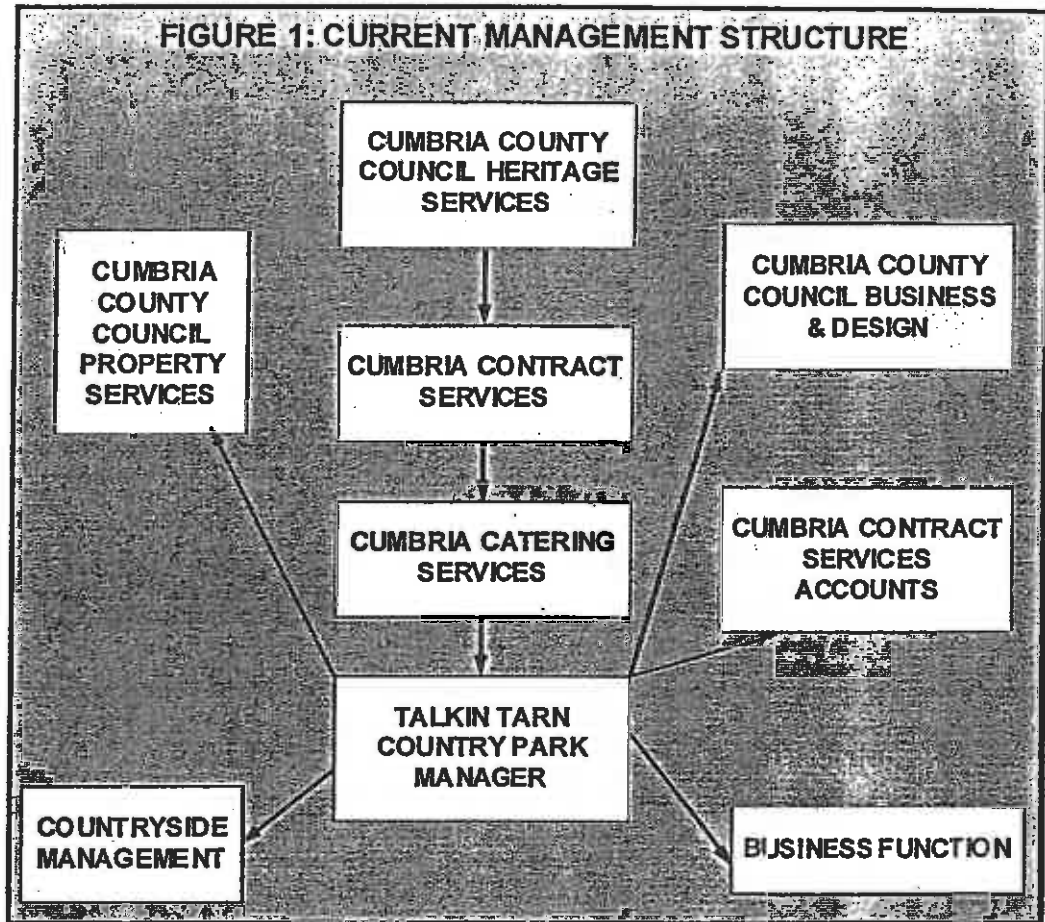
Sources: Cumbria Contract Services, Building and Design

#### Notes

1. Previously agricultural rents were relatively long term and arranged on a self-repairing basis. They were changed to short term, non-repairing agreements in order to maintain 'flexibility'.
2. The Tarn End Hotel is negotiating to reduce its annual rental. It is our belief that the business is not trading to its full potential – the claim by the tenant that the tea room is affecting his business is, in our opinion spurious (as both businesses provide distinctly different products) and should be ignored.
3. There is no profit from trading.

#### 2.29 As with the countryside management of the site, there is a need for more clearly defined business objectives or targets for the management of the

revenue generating activities. Communication between the site manager and higher levels of management are complex (see Figure 1) and inconsistent. As a result the site manager has had to create objectives and systems, which are not necessarily consistent with efficient and sustainable management of the site.



**Table 5: Estimated Spend Per Head**

	1996 – 97	1997 – 98	1998 – 99
Visitor numbers	220,120*	203,664	214,581*
Income from trading	£75,413	£82,821	£94,032
Spend per head	34p*	40p	43p

\*estimate as traffic count information incomplete

- 2.30 Spend per head has increased steadily, but is still relatively low in comparison to country parks as a whole where figures between 50p and £1 are not uncommon.

**Table 6: Summary of Consolidated Income & Expenditure for Talkin Tarn 1997 – 1999**

Accounting Year	Income	Expenditure	Deficit
1996-97	£108,929	£127,615	£18,686
1997-98	£103,176	£117,823	£14,647
1998-99	£113,943	£136,038	£20,225

Source: Cumbria Contract Services, Accounts Dept.

- 2.31 However, no HQ management charge has been included until the 1998-99 accounting year when a nominal £3,260 was charged.
- 2.32 A number of difficulties arise from the current system of accounting, which does not record the total cost of income generating activity or the actual cost of countryside management. In fact countryside management staff spend a considerable proportion of their time on income generating activities. Nor do the accounts show the cost of running the shop, boat hire and campsite, for the same reason.
- 2.33 In order to understand the position more clearly, we have made an estimate of how much time is spent by countryside management staff on income generating activities (by observation and interviews with the staff). We estimate that the part time warden and his 2 day cover spend in the region of 75% of his time on income generating activities. Previously, when a warden and assistant warden were employed, we estimate that at least 50% of their time was spent on income generating activities (see appendix 9).

- 2.34 By taking this time into account and allocating 2/3 of the manager's time to the tea room and 1/3 to the shop, hire, campsite operation, the real picture is as follows (see Appendix 10):

**Table 7: Summary of Real Financial Performance for Talkin Tarn Income Generating Activities**

Surplus/Deficit	1996-97	1997-98	1998-99	Apr-Aug 99
Tea room	-£6,020	-£89	-£1,645	£1,080
Shop, hire, campsite	-£8,042	-£6,914	-£11,477	-£5,797

- 2.35 Although the position appears to have improved during the first months of the 1999-00 year, it should be remembered that this has been achieved by reducing the countryside management labour cost. In the meantime, virtually no countryside management tasks have been undertaken, exacerbating the already significant list of issues noted above.
- 2.36 The poor performance of the revenue generating activities appears to be due to a number of reasons, including:
- Management information could be presented better
  - The use of relatively highly paid staff (trained in countryside management) to undertake tasks which could be done at less cost
  - High cost of labour in the tea room
  - High cost of sales in the tarn shop (though this is being improved)
  - Operation of boat hire facility (and requirement to provide safety cover) occupies significant staff time
  - Restricted opening hours constraining income potential
- 2.37 The tea room and shop operation suffers from a number of problems, which result from the relatively small size and unsuitability of the building for its present use. Some of these contravene health and safety and employment legislation, including:  
Due to the restricted size
- No separate staff toilets
  - No staff room with sink, kettle, etc
  - No staff lockers

- 2.38 Rowing boats have been a feature of Talkin Tarn for many years and their hire has generated substantial revenue. Until spring 1999, a fleet of traditional, wooden, clinker-built rowing boats was operated on the tarn. These required considerable maintenance. It is estimated that countryside management staff spent 50% of their time between November and April on boat maintenance.
- 2.39 However, when staff time for maintenance and hiring the boats is taken into consideration, it is clear that the hire of rowing boats represents a considerable cost to Talkin Tarn.
- 2.40 During 1999, the fleet of traditional boats was condemned and replaced by a fleet of fibreglass boats. These are less attractive, of poor quality and only licensed to carry three people. Information from the April-August 1999 accounts suggests that hire income is considerably down on previous years. No estimate of maintenance costs has been made, but it appears that the fibreglass boats will require more maintenance and have a considerably shorter life than the traditional boats.
- 2.41 The campsite is in poor condition and significantly under-achieving in terms of revenue potential. The main problems are:
- Poor drainage
  - No litter bins
  - No washing up facilities
  - Poor quality toilets and showers
  - Distance between toilets/showers and the campsite
  - Shabby appearance of site and surrounding area (e.g. proximity of incinerator)
  - Lack of management outside of working hours resulting in non-collection of fees and disturbance by rowdy campers
  - Poor screening of campsite from adjacent fields (visual impact and litter aggravates neighbours)
  - Vehicular access via already congested area behind main boathouse
  - Lack of fire hydrants
- 2.42 In summary, although there is great enthusiasm for Talkin Tarn amongst most of the staff, the general lack of direction, training and useful management information is suppressing the potential to generate profits from the income generating activities. The decision to operate waitress service in the tea room has led to unnecessarily high staff costs and the cost associated with providing rowing boat hire represents a major drain on income.

2.43 The problems appear to have come about for three principal reasons:

- The size and layout of the main boathouse building is respectively small and constricted for the functions it performs (tea room and toilets, shop, store, office, showers for campers and tarn users)
- Historic lack of strategic management
- Relaxed management style on site which, although it has motivated tea room staff, is leading to laxness in some areas

#### Market Demand

2.44 Visitors to country parks fall into the following market segments:

**Table 8: Market Segments for Talkin Tarn Country Park**

Market Segment	Description
<b>Key Segments</b>	
Local residents	Relatively frequent visitors making a short journey to visit for walking the dog or for a short walk. Unlikely to spend any money.
Day trippers	Making a half day or day trip. Visiting Talking Tarn and possibly other places Many will be repeat visitors, but visit infrequently
Tourists	Staying in holiday accommodation or with friends and relatives in the area and making trips to attractions
Education groups	Groups of primary and secondary school pupils from within 30 miles Smaller groups from colleges and universities Secondary school groups staying at local field study centres
Special interest users	Includes members of the rowing, sailing, and angling clubs. Other reasons include nature study, botany, birdwatching, model boat sailing, windsurfing, canoeing and sailing
<b>Other Segments</b>	
Camping and caravanning	Tourist visitors to the area seeking a site for tents, touring caravans or camper vans
Local groups /associations	May use Talkin Tarn facilities for their events

2.45 These market segments have different needs and have different characteristics and are likely to be willing to pay in different ways.

**Table 9: Key Market Segments for Talkin Tarn Country Park – Needs and Characteristics**

Market Segment	Key Needs	Revenue Potential
<b>Key Segments</b>		
Local residents	<ul style="list-style-type: none"> <li>▪ Secure free parking</li> <li>▪ Peace and quiet</li> <li>▪ Free access</li> <li>▪ Somewhere to walk</li> </ul>	<ul style="list-style-type: none"> <li>▪ May join/contribute to friends group</li> <li>▪ May use tea room if open early morning/late afternoon</li> <li>▪ Summer activities for children</li> </ul>

Day trippers	<ul style="list-style-type: none"> <li>Secure parking</li> <li>Somewhere to walk</li> <li>Interesting things to see and do</li> <li>Refreshments</li> <li>Toilets</li> </ul>	<ul style="list-style-type: none"> <li>Normally prepared &amp; expect to pay for car parking</li> <li>Likely to visit shop and may use tea room</li> <li>Interested by events</li> </ul>
Tourists	<ul style="list-style-type: none"> <li>Secure parking</li> <li>A place to walk</li> <li>Interesting things to see and do</li> <li>Refreshments</li> <li>Toilets</li> </ul>	<ul style="list-style-type: none"> <li>Normally prepared &amp; expect to pay for car parking</li> <li>Likely to visit shop and may use tea room</li> <li>May be interested in events</li> </ul>
Education groups	<ul style="list-style-type: none"> <li>Curriculum-linked materials/visit</li> <li>Classroom</li> <li>Secure dry place to leave bags and eat packed lunches</li> <li>Discounted entry</li> </ul>	<ul style="list-style-type: none"> <li>Likely to use tea room for school dinner swap</li> <li>Will pay to cover cost of education materials and time</li> <li>Will spend in shop</li> </ul>
Special interest users (sports)	<ul style="list-style-type: none"> <li>Secure storage for equipment</li> <li>Indoor space for club use</li> <li>Access to appropriate space</li> <li>Toilets, showers, changing area</li> </ul>	<ul style="list-style-type: none"> <li>Will pay rent for use of facilities, access to water, etc</li> <li>Will pay to participate in special events</li> </ul>
Special interest users (nature interest)	<ul style="list-style-type: none"> <li>Access to interesting habitats</li> <li>Information (e.g. birdlist, birds seen recently board)</li> </ul>	<ul style="list-style-type: none"> <li>Likely to pay for car parking if revenue helps conservation</li> <li>May pay to take part in special events (e.g. sponsored birdwatch)</li> </ul>
<b>Other Segments</b>		
Local groups & organisation	<ul style="list-style-type: none"> <li>Venue for events and meetings</li> </ul>	<ul style="list-style-type: none"> <li>Payment for hire of facilities, catering, etc</li> </ul>
Camping /caravaning	<ul style="list-style-type: none"> <li>Site and associated facilities</li> </ul>	<ul style="list-style-type: none"> <li>Payment for use site</li> <li>May use shop and tea room</li> </ul>

- 2.46 Talkin Tarn is located in an area of relatively low population density. Despite this, substantial numbers of visits are made to Talkin Tarn each year. The pattern of visits is broadly in line with that of attractions in the area.

**Table 10: Number of Visits to Talkin Tarn**

	1996-97	1997-98	1998-99
Number of vehicles	73,373	67,888	N/a*
Estimated number of people	220,120	203,664	214,500*

Source: Cumbria County Council, Talkin Tarn Traffic Count Data

\*1998-99 figure is an estimate as traffic count information was not available after December 1998

- 2.47 An average of 3 people per car has been used to extrapolate visitor numbers from the traffic counter. Analysis of the 1998 visitor survey shows that an average of 2.8 people per car visited Talkin Tarn. This average is confirmed where other Country Parks tend to use a lower ratio. We would suggest that a ratio of 2.5 to 2.75 be used for future estimate of visitor numbers. However, this figure should be confirmed subject to some research by observation.
- 2.48 Some market research was undertaken during 1998 by asking visitors to Talkin Tarn to complete a simple questionnaire. The main findings are as follows: (see Appendix 11 for full summary).
- 69% of the responses were from repeat visitors
  - the average number of people arriving by car was 2.8
  - the average number of people arriving in vehicles was 3.8 (taking in to account coaches and minibuses)
  - Overall there were many positive comments but the main problems being highlighted from the survey were the toilets, the car park and location signs on site
  - The main suggestions were to improve the toilets, car parking and disabled access

#### *Local Residents*

- 2.49 Local residents are likely to be responsible for the majority of visits. Experience from surveys at other country parks suggests that up to 75% of all visits are made by local residents or other frequent visitors. A majority of these visits are made early in the day or in the late afternoon/early evening either for dog walking or for a short stroll. Generally, these visitors do not want to pay for parking or any other facilities and resist change.
- 2.50 Although local residents will be aware of locally distributed promotion, increasing promotion to this group is unlikely to have a significant effect on visitor numbers.

#### *Day Trippers*

- 2.51 People making part day or day visits for the sole purpose of visiting Talkin Tarn or to visit Talkin Tarn as part of their day out. It is likely that a majority of this segment is repeat visitors. This segment is used to paying for car parking at the destination and a proportion of visitors are likely to spend money in the tea room, shop and on other facilities.
- 2.52 This group is the most likely to be affected by promotion. Particularly important sub-segments are families, which make up the core market for visitor attractions, and older couples (empty nesters), which are particularly important at off-peak times.
- 2.53 Approximately 380,000 people live within 1 hour's drive time of Talkin Tarn. Experience at other country parks shows that few visits are made by day trippers travelling for longer than one hour, though, given its very



rural hinterland, Talkin Tam probably draws from a little further than average. The most important day trip visitor generating areas for Talkin Tam are Carlisle, the Eden Valley and the North East (Hexham and the western part of Tyneside). The total number of countryside leisure day trips is currently relatively static.

### *Tourists*

- 2.54 A proportion of tourists staying in holiday accommodation or with friends and relatives in the area are likely to visit Talkin Tam. Currently their number is relatively low as tourism promotion is limited and the amount of accommodation for holidays in the area is relatively low.
- 2.55 There is no reliable estimate of the total number of tourist visits to the area, however overall, the annual number of long holidays are in steady decline but the number of short breaks is increasing. Some reasonably reliable profile information is available:
- Average length of stay is 1.6 nights in Carlisle and 1.7 nights in Eden (compared to a regional average of 2.0 nights)
  - 85% of visitors to Carlisle and 94% of visitors to Eden are UK residents (compared to a regional average of 91%)
  - Bed occupancy rates for 1997 were 38% in Carlisle and 33% in Eden (compared to a regional average of 42%)
- 2.56 Experience from other country parks and attractions shows that tourist visitors display a number of important marketing characteristics, including:
- Tourists generally travel shorter distances from their accommodation to visit attractions than do residents
  - Tourists are only temporary visitors and so cumulative promotion is not possible. This means that promotion to tourists is generally more expensive than to residents
  - Tourists find out about things to see and do in different ways to residents (i.e. through tourist information centres, from their accommodation and from tourist literature)
  - Visits by tourists staying with friends and relatives can be an important monitor of resident opinion

### *Education Groups*

- 2.57 The majority of education groups to most visitor attractions are made by school children on organised school trips. School children make an average of 1.6 trips per pupil per school year. Primary school trips take place mostly in the summer term and mostly in the month of June. They are usually planned during February and March and booked during March and April. Secondary school visits are more evenly spread around the year and include more residential trips. Most day trips are to destinations within 30 miles.

2.58 The market for education day visits to Talkin Tam from schools is likely to be restricted to Carlisle and Eden Districts with lesser interest from the Hexham area. The number of children in full time education in this area is:

▪ Nursery school pupils (Carlisle)	606
▪ Nursery school pupils (Eden)	207
▪ Primary school pupils (Carlisle)	8,716
▪ Primary school pupils (Eden)	3,811
▪ Secondary school pupils (Carlisle)	7,297
▪ Secondary school pupils (Eden)	3,069

2.59 School groups have special needs from a visit, as follows:

- The purpose of the visit must be closely linked to an aspect of the National Curriculum
- Learning materials (in the form of an education officer and/or worksheets, etc.)
- Somewhere warm and dry to work and eat packed lunches
- Somewhere secure to store bags, coats, etc.
- Discounted prices and (preferably) free admissions for teachers

#### *Adult Groups*

2.60 It is almost impossible to estimate the size of the adult group market, without time consuming research to identify all of the affinity and other groups in the area. This is a large and complex market,

2.61 The majority of group visits are arranged by group travel organisers working (usually as volunteers) for membership organisations. Coach operators organise and promote programmes of day excursions themselves, as do other organisations, such as retirement homes.

2.62 For some visitor attractions, the proportion of group visitors can form as much as 25% of the total, but it is usually much lower for country parks. Older age groups dominate this market. Success in attracting this market is dependant on effective marketing (the provision of facilities and products for groups, and older age groups in particular, and their effective promotion – by regular mailing to group organisers, attending group organiser fairs, etc).

2.63 At Talkin Tam, the tea-room is most likely to appeal to this segment. Possibly as a stopping point en route to Hadrian's Wall or the Lake District. However, the fact that it is upstairs and a walk on uneven surfaces from the car park will reduce its appeal for groups of older people. Also, the restricted number of covers in the tea room means that it is currently difficult to accommodate a coach group (up to 50 people, most likely to want to visit at a peak time – morning coffee, lunch, afternoon tea) without displacing independent and existing visitors.

### *Special Interest*

- 2.64 Similarly, estimating the size of special interest markets is difficult. Memberships of the existing user clubs are low and does not reflect the total number of existing special interest users, or the potential market:

**Table 11: Membership of Clubs at Talkin Tarn**

Club	Number of Members
Brampton Sailing Club	24
Carlisle & District Coarse Angling Club	C150
Talkin Tarn Amateur Rowing Club	35

- 2.65 It has not been possible to identify the number of rod licences, sailing, windsurfing and other permits sold each year and there is no information on the number of visitors who are attracted by the natural history interest. Similarly, there is little information of the total size of these markets in the catchment area.
- 2.66 However, it is possible to prioritise the potential market size for special interest sub segments based on national participation figures as follows:
- Walking
  - Cycling
  - Birdwatching
  - Other nature study
  - Sailing
  - Orienteering
  - Rowing

### *Local Groups and Organisations*

- 2.67 There is potential to increase the use of the country park and the tea room by encouraging local groups and organisations to hold their meetings and events at Talkin Tarn. These might include:
- Charity groups (local and national)
  - Parent Teachers Association
  - Mother and Toddler Groups
  - Scouts, Guides, etc.
  - Rotary, Roundtable, Lions
  - Special events groups (arts related)
  - Nature interest groups
  - Sports and activity groups (Ramblers, CTC, etc.)

### *Camping and Caravaning*

- 2.68 Current use of the campsite is low and consequently attracts only limited revenue. Because of the change in the way income has been posted, it has not been possible to estimate the level of use for 1998-99. However, the estimated level of use for the two previous years is as follows:

**Table 12: Talkin Tarn Camp Site Use**

	1996-97	1997-98	1998-99
Number of pitch/nights	135	134	Unknown

- 2.69 From observation and our interviews with site staff, it would appear that an unknown number of campsite users arrive after warden staff have left the site and leave before campsite fees are collected. It would appear that much of the current use is by regular visitors from relatively short distances away.
- 2.70 Little reliable information is available on the level of demand for campsite accommodation in the area. However, from talking to visitors and according to anecdotal information from correspondence, the location is attractive to the market, though potential is constrained by the poor quality of the facilities and general lack of management of the site.
- 2.71 In summary; in terms of generating increased revenue from visits the market segments which have the greatest potential are:
- Day trippers
  - Tourists
  - Camping and Caravaning

### Competition

- 2.72 Talkin Tarn is the only designated Country Park in Cumbria, though there are similar facilities, such as Fell Foot Park on Lake Windermere. There are a number of country parks in Northumberland, Tyne and Wear and County Durham.
- 2.73 Talkin Tarn's competitors vary from market segment to segment as shown in table 13.

**Table 13: Talkin Tarn Competitors**

Market Segment	Competitors
Local residents	<ul style="list-style-type: none"> <li>▪ Local informal countryside sites</li> <li>▪ Other summer provision for children</li> </ul>
Day trippers	<ul style="list-style-type: none"> <li>▪ Country parks in other areas</li> <li>▪ Informal countryside sites in other areas</li> <li>▪ Visitor attractions in general</li> </ul>
Tourists	<ul style="list-style-type: none"> <li>▪ Visitor attractions in area</li> </ul>
Education groups	<ul style="list-style-type: none"> <li>▪ Providers of environmental education</li> <li>▪ Visitor attractions in general</li> </ul>
Adult groups	<ul style="list-style-type: none"> <li>▪ Visitor attractions in general</li> <li>▪ Refreshment and meal stops</li> </ul>
Special interest	<ul style="list-style-type: none"> <li>▪ Other sites with access to open water</li> <li>▪ Other sites with water sports clubs</li> <li>▪ Other sites with nature conservation interests</li> </ul>
Local groups/organisations	<ul style="list-style-type: none"> <li>▪ Meeting spaces and event venues</li> </ul>
Camping & caravaning	<ul style="list-style-type: none"> <li>▪ Other campsites</li> </ul>

2.74 In terms of attracting the priority market segments identified in 2.73 above, major competitors are:

- Other attractions in the area
- Other campsites in the area

2.75 Other attractions in the area are predominantly heritage attractions. A summary of visitor numbers to competitors is shown in table 14. In line with the national picture, the trend in visitor numbers is decreasing. This is due to the significant increase in the supply of visitor attractions (as a result of attractions being built from lottery, ERDF and other funding) which has not been matched by comparable growth in demand.

**Table 14: Visits to Tourist Attractions**

ATTRACTION		TOTAL 1996	TOTAL 1997	TOTAL 1998
Birdoswald Roman Fort	Total admissions	40,619	39,137	36,625
Housesteads Fort	Total admissions	96,640	99,311	101,763
Carlisle Castle	Total admissions	64,903	64,215	67,387
Richmond Castle	Total admissions	51,603	44,037	44,411
*Carlisle Cathedral	Estimated admissions	200,257	214,146	188,092
Dove Cottage	Total admissions	75,622	82,511	80,141
Lanercost Priory	Total admissions	11,525	11,746	13,350
*Tullie House	Paid admissions & Tullie cardholders Estimated total visitors	52,783 226,111	56,737 262,871	54,003 242,686
Beamish	Total admissions	364,333	359,585	326,450
*Estimated visitors to the Cathedral & Tullie House are calculated using 'electronic eye's' installed at all public entry/exit points				

2.76 There are five campsites in the Carlisle area and a further four in the Eden Valley, though two of these have limited capacity. Prices range from £5.25 at Cairndale Caravan Park at Cumwhitton (three tick grade) for two

people and a tent to £10.45 for one person and a caravan at Pennine View caravan and Camping Park at Kirkby Stephen (five tick graded).

- 2.77 No reliable information was available on occupancy rates, but anecdotal evidence suggests that these businesses are profitable. An analysis of grades and prices is shown in Appendix 12.
- 2.78 In summary, Talkin Tarn Country Park has little direct competition; however, the visitor facilities at Talkin Tarn (toilets, car park, campsite etc.) are of inferior quality to those at other visitor attractions and campsites in the area.

### **Policy and Institutional Framework**

- 2.79 No national statutory planning designations apply to Talkin Tarn. It lies just outside the boundary of the North Pennines Area of Outstanding Natural Beauty. However it is subject to the Cumbria and Lake District Joint Structure Plan and to the Carlisle District Local Plan.
- 2.80 In addition, any development at Talkin Tarn, and its operation need to take into account a number of non statutory plans and initiatives, including:
- The Regional Tourism Strategy for Cumbria
  - A Strategy for Tourism Development & Marketing in Rural Cumbria
  - Hadrian's Wall World Heritage Site Management Plan
  - Carlisle City Council Rural Tourism Strategy
  - Cumbria Rural Development Programme
- 2.81 The main constraints and opportunities arising from these policies and plans can be summarised as follows:
- Talkin Tarn is in a rural area and itself a site of high landscape value. There will be a general presumption against development, especially if it is intrusive.
  - There is wide support for sensitive and sustainable economic development in this area of East Cumbria
  - There is support for the development of sustainable rural tourism facilities and initiatives, based on the natural heritage, activities, etc., outside of the central Lake District
  - Brampton is one of three focal points (along with Bewcastle and Longtown) for a network of walking and cycling routes being developed as part of Carlisle City Council's Rural Tourism Strategy. Given Brampton's good communication links, the village, and Talkin Tarn, could become the principal access point to this network
  - The Hadrian's Wall World Heritage Site Management Plan proposes increasing the level of interpretation of the natural heritage to visitors to the Wall corridor. There is a proposal to establish a chain of 'Green Access Points' to facilitate this

- The Countryside Agency is keen to see 'gateway facilities' for visitors travelling into the North Pennines AONB from the North and West

2.82 In summary, small-scale development at Talkin Tam is likely to be acceptable and any development, which supports tourism based on the natural heritage of the area, is likely to be supported by a wide range of agencies and organisations.

#### **Experience from Elsewhere**

2.83 In recent years, a number of local authorities have sought to reduce the cost to the public purse of providing country parks. A number of different approaches have been taken. Some authorities are able to fund all or most of the cost of providing country parks from revenue, which is generated from their operation.

2.84 Our review of revenue generation at country parks suggests three broad approaches and a number of specific methods, which are considered below:

#### ***Approaches to revenue generation at Country Parks***

##### ***Charging for General Use***

2.86 This approach involves collecting relatively small amounts of money from a large number of users through:

- Entrance or (more commonly) car parking charges
- Profit from catering
- Profit from retailing
- Charges for activities – angling, cycle hire, education, etc.
- Charges for events – guided walks, etc.

2.87 The advantages of this approach are:

- It is relatively fair – a large number of users pay a relatively small amount of money each; more money can be taken from those who have more through catering, retail and activities
- The public is prepared to pay for parking if a certain level of facilities is provided – i.e. toilets and walking routes as a minimum, ideally somewhere to obtain refreshments and other things to see and do
- Where car parking charges have been introduced, initial vociferous objection is quickly overcome and there does not appear to be a long term negative affect on visitor numbers or on attitudes

2.88 However, there are a number of difficulties, including:

- The administration of large numbers of small transactions which can represent a significant management cost

- It is difficult to collect money from those who use the facility for short periods of time, but very regularly – for example dog walkers

#### *Charging for Specific, Discreet Uses*

- 2.89 This approach involves charging particular users for specific facilities. Several authorities have successfully developed camping and caravan sites, or other types of accommodation provision, at country parks and are able to generate significant sums from their operation.
- 2.90 The main advantage of this approach is that revenue can be generated from activities, which do not affect the visitor experience, for example camping and caravan sites. However, activities such as these do require specialist management skills/experience.

#### *Charging for a Small Number of Large Events*

- 2.91 This approach involves organising of one or more major event with the express objective of generating profit. An example is the (now annual) music festival – Tea in the Park – which is held over several days originally at Strathclyde Country Park and which generates sufficient profit to fund the operation of several country parks by the Regional Authority
- 2.92 This approach requires a significant input of resources (event organising skills, equipment and marketing plus a large number of people on the ground during the event itself). However, these can be bought in. Organising a major music festival will clearly cause a high level of disturbance for a short period of time, wherein lie both the main advantage and disadvantage of the approach

#### *Lessons*

- 2.93 Information has been collected on a number of trading activities at country parks. This will be used in the final report stage of the study to model the revenue implications of the preferred option.
- 2.94 It would appear that, in general, the public sector is less effective than the private sector at managing trading at country parks. Care needs to be taken to ensure that rental and other revenue levels are set at market rates.



### 3 Development Options

**3.1 Analysis of the issues shown that the main problems facing the future management of Talkin Tam are:**

- A backlog of countryside management, other tasks and expenditure are required to bring the site up to a satisfactory quality and state of repair
- Effective countryside management to prevent further deterioration of the fabric of the site
- Insufficiently clear management objectives and targets, especially for the commercial activity
- Extended management structure, particularly in relation to countryside management

**3.2 In addition, a number of opportunities arise, including:**

- Increase the profitability of the existing income generating activities
- Attract more of the kinds of visitors who are prepared to pay to use Talkin Tam
- Establish Talkin Tam as a gateway for wider countryside access
- Take advantage of grant funding
- Form a partnership with the East Cumbria Countryside project for countryside management
- Form partnerships with other organisations to help with the management of the site

**3.3 Initial consultation with local residents and other users, and the stakeholders showed that there was wide support for maintaining the traditional character of Talkin Tam and significant opposition to change, especially any kind of change which might lead to over-commercialisation of the site.**

**3.4 Our suggested management objective for Talkin Tam Country Park is based on the objectives for the study (and supported by the public and stakeholder consultations), as follows:**

***To ensure that local people and visitors from away can enjoy access to Talkin Tam for informal countryside recreation and quiet watersports now and in the future; that income should be generated from users of the site to pay for ongoing management; that Talkin Tam becomes a gateway for wider access to the countryside; and that the nature conservation of the site is protected and enhanced.***

**3.5 If action can be taken swiftly to address the identified problems, then, although money needs to be found to make up for lack of expenditure in recent years, it is likely that this action can consist of relatively simple (management and income generating) solutions. When implemented these solutions will not radically change the appearance and ambience of Talkin Tam.**

- 3.6 Based on the outcomes of the meetings with the key stakeholders a number of options have been proposed, which could take place at Talkin Tarn over the next 5 years. These options have been grouped into three main areas and are summarised in Table 15, below.

**Table 15: Potential management options**

Looking after the resource	How Talkin Tarn is managed	Fundraising and promotion to support Talkin Tarn
<b>Revenue generating options</b> No change Car parking charges Organising 2 to 3 big events per year Improvements to the campsite Introduction of static caravans Introduction of log cabins Development of a training centre for countryside management <b>Site improvements</b> No change Provision of information Introduction of bird hides Activities for older children A sculpture trail Use of volunteer groups Improved signposting Interpretive Display	<b>Overall management</b> No change CCS becomes responsible for all on site commercial activity Cumbria County Council is responsible for countryside management ~ tender commercial activity for rent Tender out on-site commercial activity for rent (10% of turnover) Put management of all revenue generating activity (after improvements) out to tender Establish independent trust to fundraise for the site Establish independent trust to own and run the site <b>Site management</b> No change Employ a countryside manager Contract ECCP to undertake countryside management Undertake back log of countryside management tasks Able bodied and disabled fishing stands Develop Alex Boathouse as a dedicated shared facility for clubs	<b>Fundraising</b> No change Explore statutory funding opportunities e.g. Heritage Lottery, sports Lottery, ERDF Objective 5b, Leader II, Landfill Tax etc. Funding from grants and trusts Grassroots fundraising (friends and volunteer groups) Sale of Tarn End Hotel <b>Promotion</b> No change Promote as a gateway centre to the East Pennines/Carlisle and North Pennines countryside Target key customer groups <ul style="list-style-type: none"> <li>- Day Tripper</li> <li>- Coach Companies</li> <li>- Local Groups</li> <li>- Campers / Caravaners</li> <li>- Older Adults</li> <li>- Schools within 30 miles</li> </ul>

- 3.7 A consultation exercise was carried out with visitors to Talkin Tarn. This was held over a weekend in September when visitors could discuss their ideas and complete a consultation questionnaire. It was particularly important to find out their opinion on the revenue generating options and site improvements as listed under "looking after the resource". Information about the future development of Talkin Tarn was available for visitors for a further seven days and there was the opportunity to fill out a questionnaire. Overall 120 people took part in this consultation exercise.
- 3.8 A second consultation exercise was conducted through telephone interviews with some of the key stakeholders who had already been interviewed. As well as asking their views on possible changes to the

resource, questions were asked about the other options relating to the management, fundraising and the promotion of Talkin Tarn.

### Public Views

3.9 The outcomes of the public consultation can be summarised as follows (see Appendix 13):

- 80% of the people consulted lived within 10 miles of Talkin Tarn
- Approximately 50% of those people consulted visited Talkin Tarn regularly (daily or weekly)
- The people visiting Talkin Tarn at the moment, value the site for its peace and tranquillity, they do not want to see the site become too commercialised
- In responding to the potential options to improve the site there were no distinct differences in opinion between local, regular visitors and occasional more distant users
- In terms of site improvement, the provision of information, bird hides and the use of volunteer groups were the most popular options
- People were largely in favour of holding events, the provision of a training centre and improvements to the campsite to help with income generation
- The opinion on the introduction of car parking charges and revenue generation from log cabins was split although the majority of visitors were still in favour of these developments
- The introduction of static caravans was the one idea that had more people disagreeing than agreeing

3.10 Although many members of the public who were consulted initially disagreed with any new forms of charging, following discussion, a majority understood that it is necessary.

### Stakeholder Views

3.11 Key outcomes of the stakeholder consultation can be summarised as follows (see Appendix 14):

#### *In looking after the resource*

3.12 'No change' is not *an* option. Most stakeholders disagreed with the introduction of car park charges. The use of events, the provision of a training centre, improvements to the campsite and the introduction of log cabins were the most favoured ways of generating income. The provision of information and the introduction of bird hides were the most popular forms of immediate site improvement

#### *In addressing how Talkin Tarn is managed*

3.12 'No change' is not *an* option. Opinion is mixed over the most appropriate model for the overall management of Talkin Tarn. The more radical management options, like establishing an independent trust or putting the whole management of the site out to tender were less favoured. There

was a strong feeling that East Cumbria Countryside Project should be approached to undertake the necessary countryside management work on the site

*In addressing future fundraising and promotion of Talkin Tarn*

- 3.13 'No change' is *not* an option. Opportunities for improving the site should be taken by investigating appropriate sources of statutory funding. Other fundraising from grants and trusts and the introduction of a "friends of Talkin Tarn" concept may produce dividend but has more initial problems and resource implications to make them work effectively. The sale of Tarn End Hotel is a possible source of income to provide match funding for a larger development bid, however, this would result in the loss of a substantial proportion of annual rental income. Talkin Tarn should be promoted as a gateway centre to the North Pennines and be linked in with other sustainable tourism initiatives within the area.

**Recommended Way Forward**

- 3.14 In formulating a way forward, we have taken into account:
- The issues (3.1)
  - The opportunities (3.2)
  - The management objectives (3.4)
  - The views of the public and stakeholders (3.9 – 3.13)
- 3.15 If the objective is to manage Talkin Tarn in such a way as to ensure future access and enjoyment, as well as maintaining and, where possible enhancing, the nature conservation interest, then it becomes clear that commercial activity on site is a means to support that objective rather than an end in itself.
- 3.16 We estimate the annual management cost (excluding the current backlog of work) to be approximately £40,000. This is based on information available on the cost of management over the last ten years and supported by an estimate from the East Cumbria Countryside Project.
- 3.17 Current rental and grant income amounts to approximately £20,000. It is estimated that, in the short term at least, up to £10,000 per annum could be generated in the form of grants and donations to support countryside management work, but it is unlikely that this level could be sustained. This leaves an annual shortfall of between £10,000 and £20,000, which can be met through effective management of the existing income generating activities on site.
- 3.18 However, this does not take into account the need to maintain the fabric of the site and replace facilities as they age. In order to achieve this, and thus make the site genuinely sustainable, we recommend the introduction of a car parking charge.

**3.19 Sustainability can be achieved by:**

- Continuing to improve the profitability of current revenue generating activities by implementing the recommendations contained in this report
- Introducing car parking charges with an exemption scheme for local residents, club members, 'friends', etc.
- Sustaining the revenue generating activities in the long term by attracting of the kind of visitors most likely to spend money on site, i.e. day visitors from the region, tourists making day trips and customers for the camp/caravan site
- Generating income and help in kind from local people through a friends group, volunteer work groups, donation scheme, etc

**3.19 To achieve this, Talkin Tam will need to buck the anticipated trend of falling numbers to visitor attractions and at the same time increase spend per head or increase spend per head substantially to compensate for a probable gentle decline in visitor numbers in the long term. We believe that this can be achieved by effective marketing and promotion of Talkin Tam as:**

- A gateway to the East Cumbria countryside
- An access point for the Carlisle rural tourism strategy
- A 'green access point' for the Hadrian's Wall corridor

**3.20 Our proposal consists of two elements:**

- A new management structure
- A development plan

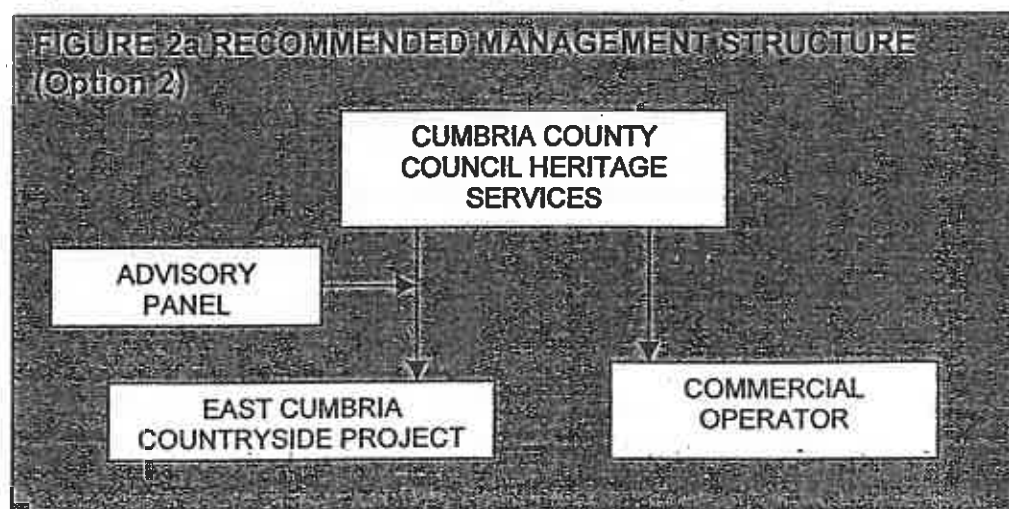
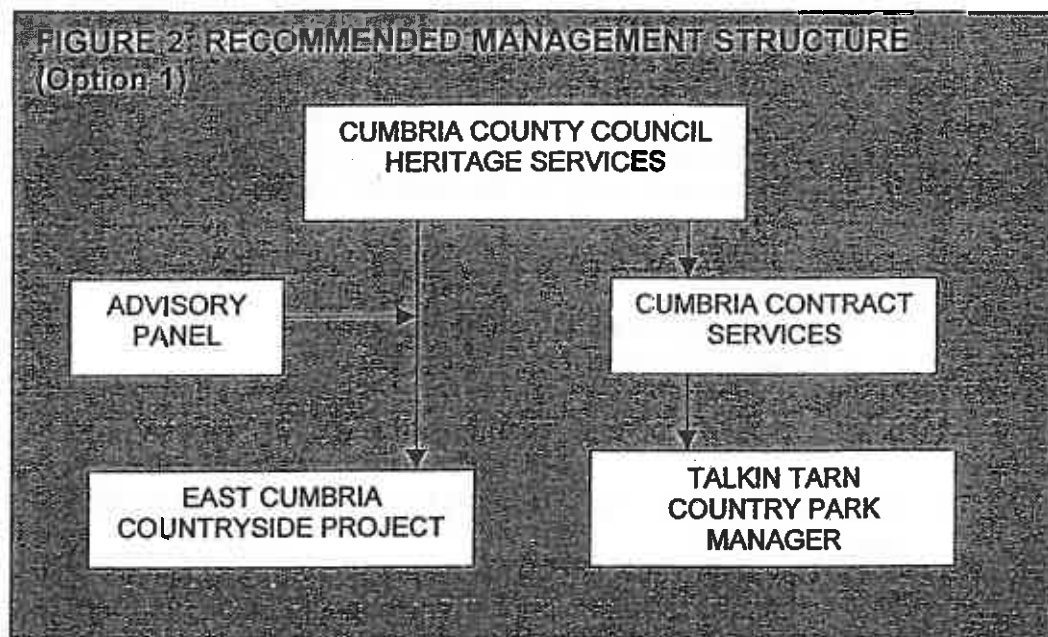
**Proposed New Management Structure****3.21 Figure 2 shows the recommended new management structure. Key components are:**

- East Cumbria Countryside Project become responsible for countryside management of Talkin Tam Country Park, responsible directly to Cumbria Contract Services
- A new advisory panel is set up to contribute to countryside management planning. The panel should include representatives of Cumbria County Council, user groups and nature conservation interests. Cumbria Contract Services should also be represented (possibly by the CCS site manager)
- Cumbria Contract Service takes responsibility for all revenue generating activity reporting to Heritage Services with agreed targets for profitability and contributions to countryside management. Consider franchising out the boat hire operation and the camp site operation. Review position after three years

**3.22 Under this management structure, countryside management is clearly separated from visitor services and direct lines of management and expertise are clarified for both.**

### 3.23 Cumbria Contract Services would be responsible for:

- Reviewing boat hire or licensing it out to the private sector, with or without other activities (shop, angling rod licences, etc.)
- Bringing the camp site up to a higher standard and managing and promoting it effectively (in house or licensed out to the private sector)
- Revert to self-service operation of the tea room to reduce staff costs and increase profitability
- Continue improvement in financial performance of the tea room through improved buying, management control and operational processes
- Re-development of tarn shop to incorporate gifts. Consider tables outside in the summer
- Negotiate (directly or indirectly) sports club and hotel rents
- Introduce and manage car parking charge (£1/half day:£2/full day with exemption scheme for local residents)



### 3.22 East Cumbria Countryside Project would be responsible for:

- Writing a countryside management plan
- All countryside management on site (backlog and on-going) done by a full time site manager and ECCP estate team/equipment, etc, to the agreed management plan
- Negotiating with the Forestry Authority and MAFF regarding the Woodland Grant Scheme and Countryside Stewardship Scheme
- Running a programme of countryside events on site
- Running a programme of countryside management training courses for local landowners on site (contributing to the countryside management work)
- Running an education programme
- Running a programme of activities for children during the school holidays
- Installing and managing an exhibition on the East Cumbria Countryside (with possible additions for Hadrian's Wall World Heritage Site, the network of routes being developed by Carlisle City Council and the North Pennines AONB)
- Managing agricultural rents
- Obtaining grant funding for countryside management activities

### 3.23 A business plan should be adopted by Cumbria Contract Services and agreed by the East Cumbria Countryside Project to guide future financial management of Talkin Tarn Country Park. The business plan will evolve over time, and required the input of staff on the ground if it is to be a success. However, the remainder of this report forms the basis of the business plan.

#### Development Plan

### 3.24 This includes all of the tasks required in order to bring Talkin Tarn Country Park up to a satisfactory condition and to enable commercial activity to fund future management of the site. The recommended tasks consist of the following:

#### *Footpath around the Tarn*

- Widening the footpath around the Tarn to accommodate two people walking side by side
- Improve surface
- Improve drainage where necessary
- Re-build kissing gates to enable easier disabled access

#### *Lakeside in front of main boathouse*

- Annual maintenance to backfill and level off. Gradually raise level to reduce erosion effect of lapping water
- Fill and level off boat launching area to east of hire jetties
- Improve access to slipway
- Undertake a study of the drainage (considering development proposals), identify and undertake required improvements

*Public toilets*

- Demolish existing toilets
- Provide new public toilets

*Rowing Club Boathouse*

- Clean roof

*Alex Boathouse*

- Treat floor for woodworm and replace as required

*Farlam Boathouse*

- Make good roof and stonework on walls as necessary
- Continue use as storage for Eden Valley Outdoor Centre

*Countryside Management*

- Produce a management plan
- Undertake a thorough Phase 1 Habitat Survey
- Undertake additional surveys as required

*Woodland*

- Establish the actual shortfall of work on the Woodland Management Plan
- Meet the Forestry Authority to agree a way forward
- Produce and implement a revised woodland management plan

*Redevelop the main boathouse to incorporate the following:*

- Remove showers/changing rooms
- Remove internal walls (where possible)
- Staff room
- Staff toilets
- Room for use by sports clubs
- Manager's office
- Space for use by possible commercial sector boat operator
- Re-design and re-locate kitchen area to create self-service counter
- Remove sale of gifts to new building – display items only in this area

*Camp site*

- Improve drainage of existing camp site as required
- Install 5-10 'grasscrete' hard standing pitches for caravans and camper vans
- Plant hedge around perimeter to help prevent trespass and litter
- Investigate possibility of new access road to north of existing access and extending campsite to west of current perimeter to increase number of pitches



- Install new facilities to bring up to Tourist Board minimum standards, including:
  - New male and female showers and toilets, lit and heated in winter, with disabled facilities (see new building)
  - New washing up area, lit with disabled access (see new building)
  - Electric hook-ups available on all hard standing pitches and at up to 5 tent pitches
  - New chemical disposal and rubbish area
  - Low key lighting on outside of facilities and on route from campsite
  - Footpath with even surface and gentle gradients between camp site and facilities
  - First aid kit and fire hydrants as advised by Fire and health and safety authorities
  - Reception area with small parking area outside (see new building)

*A new building to incorporate the following:*

- Showers and toilets for campers and club members
- Washing up facilities for campers
- Workshop for countryside management
- Multi-purpose space for education, training, event management
- Public toilets
- Exhibition and shop (including camp site reception)
- Office and store
- Warden's flat

#### *Interpretation*

- Produce an interpretation strategy for the site (to include an exhibition in the new building and external features (for example sculpture and events))
- Implement the strategy, to include:
  - Countryside gateway exhibition in new building
  - External interpretation (possibly sculpture and events to reflect the natural history and Victorian heritage of the site)

#### **Capital Funding requirement**

**3:24** Capital funds will be required in order to make our recommendation to change the infrastructure. We estimate the costs to be as follows:

Development proposal	Cost Estimate	Year
Improve footpath, maintenance of Alex, Farlam and rowing club boathouses, woodland management plan etc.	£20,000	2001-2
Alterations to main boathouse	£50,000	2000-1
New building (incl. Flat)	£330,000	2000-1
Improvements to campsite	£20,000	2000-1
Interpretation & shop fitting	£58,500	2000-1
Additional sporting facilities	£10,000	2000-1
Car parking ticket machines	£10,000	2000-1
<b>Total</b>	<b>510,500</b>	

- 3.25 We propose the following funding bid, which is explained in the paragraphs below:

Funding source	Amount	Percentage of bid
Loan funded from surplus	£150,000	29%
ERDF (see below)	£185,000	36%
Rural Development Area	£ 51,000	10%
Land Fill Tax Credit Scheme	£ 75,000	15%
Sports and Heritage Lottery Funds	£ 25,000	5%
Arts Council Funding (variety)	£ 5,000	1%
Grants and Trust	£ 25,500	5%
<b>TOTAL</b>	<b>£510,500</b>	<b>100%</b>

#### *Loan Fund From Surplus*

- 3.26 The cash flow projection shows a surplus, which could be used to fund the repayment of a loan. At 8% interest rate, a loan of £150,000 over 25 years could be comfortably covered. The Council may be able to borrow at a more favourable rate.

#### *European Regional Development Fund*

- 3.27 Talkin Tam is located within the existing ERDF Objective 2 area for the Northern Uplands. All of the development proposals would be eligible for funding under measure 2.1 'the development and improvement of tourism infrastructure'. This programme comes to an end at the end of 1999. At the time of writing, £14,000 remains to be spent under measure 2.1, though this may increase due to other projects failing to meet deadlines or criteria. Funds from this source could be available if contracts can be in place by 31<sup>st</sup> December 1999. The County Council should consider isolating a small proportion of the proposed works and making an application for funds, which would otherwise not be available.
- 3.28 Talking Tam will not be included in the new ERDF Objective 2 area programme, which starts in 2000. However, a parallel programme of 'transitional funding' will be available for areas such as this, which were inside the old Objective 5b areas, but are not included in the new Objective 2 area. At the time of writing, the single programming document for the transitional funds has not been published, but we understand that this is likely to contain measures similar to those of the old Objective 5b. An application is recommended as soon as the single programming document is available.
- 3.29 A copy of Measure 2.1 is shown in the appendix. The project would need to demonstrate that new tourists from outside of the area will be attracted (exactly the target group for Talkin Tam), and a copy of the single programming document for the transitional fund will be available from the European programme secretariat of the Government Office for the North West in County Offices, Kendal.

*Rural Development Fund*

- 3.30 Talkin Tarn is located in a Rural Development Area and the development proposal complies with the objectives of developing and promoting tourism outside of the central Lake District. An application should be made in the first place through at Alison at the County Council. The information contained in this report would form the basis of the application

*Landfill Tax Credit Scheme*

- 3.31 Local authorities cannot apply for funding under the landfill Tax Credit scheme, which is available for environmental improvements and community benefits. However, NGO.s can. The East Cumbria Countryside Project could apply for such funding once established at Talkin Tarn. There is a need to find 10% of the Landfill Tax Credit scheme grant from another source, this could be provided by the local authority as part of its contribution to the project.

*Sports and Heritage Lottery Funds*

- 3.32 Brampton Rowing Club has already made a successful bid for Sports Lottery Funds. A joint bid could be made by the rowing and sailing clubs for the improvement of the shower and wc facilities and for conversion work to provide a club room if this is also used as a training facility. The County Council should encourage the clubs to make a bid and provide appropriate support.
- 3.33 An application could also be made to the Heritage Lottery Fund for the interpretation and repairs to the historic boathouses. The HLF is particularly concerned about the proliferation of supply in relation to market growth, however, this project is not dependant on significantly increasing visitor numbers.

*Northern Arts*

- 3.34 Northern Arts provides funding support for art projects. The external interpretation should consist of sculpture and so would be eligible for such funding. Key criteria are the quality of the art proposed; relevance to local and regional plans for developing the arts; involving artists; education and marketing plans and public benefit (including widest possible impact, access for all and an audience development strategy).

*Grants and Trusts*

- 3.35 Several elements of the scheme would be eligible for funding from a variety of trusts; we recommend applications to selected trusts (see Appendix 16), including:
- The Esmée Fairbairn Trust, which aims to promote sustainable development under its aim to 'preserve the countryside and wildlife appropriately linked to public access'. The Trust gives £936,000

annually to environmental projects out of a total annual budget of £10,786,000

- The Headley Trust, which supports the environment, education and the arts amongst other things. Many of the grants are made over 2-3 year periods mostly for large scale projects. This trust gives to mainstream and less well-known projects. One of the Sainsbury family trusts. Annual giving is £2,680,000 of which, £575,000 is spent on arts and environment
- The John Ellerman Foundation, which supports arts, environment and disability. 320 grants a year, typically three-year projects. Grants from £1,000 to £100,000. Annual giving £3,416,000 of which 14% is for arts and heritage. 18% to disabled and 4% for conservation
- The Manifold Trust, which supports cultural activities, the environment and the arts. £500 - £50,000. Favours local and community activities. Annual giving is 1,032,000 of which 11% for education, 5% for the environment, 14% for arts

- 3.36 Until full details of the proposed new building are known, it will not be possible to make applications. It is likely that a number of applications will need to be made in parallel by the County Council, the east Cumbria Countryside Project and the Rowing and Sailing Clubs. A fundraising group should be set up convened by the County Council with representatives of each organisation.
- 3.37 The public consultation revealed considerable local interest in Talkin Tarn and a will, amongst some members of the public, to support the Country Park. With the installation of an NGO, rather than the local authority, as countryside management organisation, it is likely that the public would be willing to take part in volunteer work groups and grass roots fundraising for specific projects at Talkin Tarn.
- 3.38 Informal discussions with a parish councillor during the study raised the possibility of raising funds through the Parish precept, whereby the Parish Council levies 1p on the local rates. This would raise in the region of £2000 in a year. Local residents would probably favour support in this way and this possibility should be pursued with the parish Council formally

#### **Cash Flow Forecast**

- 3.39 The following cash flow projection is the basis of the business plan. It is founded on the management proposals made in this report and on business performance, prices, etc achieved at similar facilities elsewhere. We believe that it is very realistic. It is outlined in the table below and explained in the following paragraphs.

**Table 16: Summary of Cash Flow Projection  
Talkin Tarn Country Park  
Cash Flow Projection.**

	2000/01	2000/02	2000/03	2003/04	2004/05
<b>Revenue</b>					
Rents	£22,500	£22,500	£22,750	£23,000	£26,750
Countryside management grants	£10,000	£5,000	£1,000	£1,000	£1,000
Tea room contribution	£9,300	£9,750	£10,125	£10,500	£10,800
Shop and camp site contribution	£0	£0	£3,787	£4,641	£7,636
Car parking charges profit	£12,420	£12,506	£15,111	£15,318	£17,775
Education	£600	£900	£1,320	£1,485	£1,950
Donations, legacies, etc.	£2,500	£3,550	£3,600	£3,650	£3,700
<b>Total Income</b>	<b>£57,320</b>	<b>£54,206</b>	<b>£57,693</b>	<b>£59,594</b>	<b>£69,611</b>
<b>Costs</b>					
Countryside management fee	£40,000	£40,000	£40,000	£40,000	£45,000
Funds available for finance	£11,588	£8,785	£11,924	£13,635	£17,650
Maintenance fund	£5,732	£5,421	£5,769	£5,959	£6,961
<b>Total cost</b>	<b>£57,320</b>	<b>£54,206</b>	<b>£57,693</b>	<b>£59,594</b>	<b>£69,611</b>

**Table 17: Detailed Cash Flow Projection  
Talkin Tarn Country Park  
Cash Flow Projection  
(Revenue Budget)**

	2000/01	2000/02	2000/03	2003/04	2004/05
<b>Revenue</b>					
<b>Rents</b>					
Hotel rent	£16,500	£16,500	£16,500	£16,500	£20,000
Agricultural rents	£3,500	£3,500	£3,500	£3,500	£3,500
Sports club and other rents	£2,500	£2,500	£2,750	£3,000	£3,250
<b>Total rental income</b>	<b>£22,500</b>	<b>£22,500</b>	<b>£22,750</b>	<b>£23,000</b>	<b>£26,750</b>
<b>Grants</b>					
Countryside management grants	£1,000	£1,000	£1,000	£1,000	£1,000
Other grants	£9,000	£4,000	£0	£0	£0
<b>Total grants</b>	<b>£10,000</b>	<b>£5,000</b>	<b>£1,000</b>	<b>£1,000</b>	<b>£1,000</b>
<b>Tea room</b>					
Income	£62,000	£65,000	£67,500	£70,000	£72,000
Cost of sales	£12,400	£13,000	£13,500	£14,000	£14,400
Labour costs	£29,000	£24,800	£26,000	£27,000	£28,000

Operating costs (excl. 'rent')	£6,500	£6,825	£7,166	£7,524	£7,900
Profit for CCS	£4,800	£10,625	£10,709	£10,976	£10,900
Contribution from CCS	£9,300	£9,750	£10,125	£10,500	£10,800
<i>Shop and camp site</i>					
Shop income	£23,000	£25,000	£27,000	£28,000	£30,000
Cost of sales	£16,100	£13,800	£11,500	£12,500	£13,500
Balance carried down	£6,900	£11,200	£15,500	£15,500	£16,500
Camp site capacity - No. pitches	30	30	30	30	30
Occupancy rate as 1999	5%	10%	15%	20%	
No. pitch/night sold as 1999	548	1,095	1,643	2,190	
Average pitch/night fee as 1999	£8.50	£8.90	£9.40	£9.90	
Camp site income carried down	£1,100	£4,654	£9,746	£15,440	£21,681
Shop and camp site income	£8,000	£15,854	£25,246	£30,940	£38,181
Labour cost	£12,000	£12,600	£13,230	£13,890	£14,580
Other costs	£4,000	£4,200	£4,410	£4,630	£4,860
Profit for CCS	£-8,000	£-946	£3,819	£7,779	£11,105
Contribution from CCS	£0	£0	£3,787	£4,641	£7,636
<i>Car parking charges</i>					
Total number of cars	72,000	72,500	73,000	74,000	75,000
Number of cars (half day)	61,200	61,625	62,050	62,900	63,750
Number of cars (full day)	10,800	10,875	10,950	11,100	11,250
Fee for half day	£0.50	£0.50	£0.60	£0.60	£0.70
Fee for full day	£1.00	£1.00	£1.20	£1.20	£1.30
Proportion paying	30%	30%	30%	30%	30%
Income	£12,420	£12,506	£15,111	£15,318	£17,775
<i>Education</i>					
No. of school group visits	20	30	40	45	50
Average pupils per school	30	30	30	30	30
Number of pupil visits	600	900	1,200	1,350	1,500
Fee per pupil	£1.00	£1.00	£1.10	£1.10	£1.30
Income	£600	£900	£1,320	£1,485	£1,950
<i>Donations, legacies, etc.</i>					
Friends membership fees	£500	£550	£600	£650	£700
Memorial bench scheme	£2,000	£2,000	£2,000	£2,000	£2,000
Legacies and donations(1)	£0	£1,000	£1,000	£1,000	£1,000
Income	£2,500	£3,550	£3,600	£3,650	£3,700
Total Income	£57,320	£54,206	£57,693	£59,594	£69,611

3.39 Countryside management costs are based on the estimate of £40,000 per year. For this the East Cumbria Countryside Project would supply all

labour and equipment required to manage the Country Park. The cash flow allows for a 5% annual increase in this cost.

- 3.40 An amount representing 10% of annual income is set aside for maintenance and reinvestment. This should be placed in a separate fund controlled by Cumbria Contract Services. A spending programme should be agreed by Heritage Services in consultation with Cumbria Contracting Services, East Cumbria Countryside Service and the Advisory Panel.
- 3.41 The balance of the surplus is available to fund capital development.

#### *Rents*

- 3.42 We believe that the Tarn End Hotel is not achieving its true business potential. Hotel occupancy and function business (through conversion of the barn) could be increased and this would enable the payment of higher rents.
- 3.43 Agricultural rents are unlikely to increase and may actually decline in real terms. It is recommended that these rents are put back onto a self-repairing basis and that a programme of repairing walls and fences is agreed with the leaseholders.
- 3.44 Cumbria County Council Building and Design currently charges 10% for negotiating the rents. Once the new management structure is in place, this function should be brought onto site. The saving on £2 - £3,000 is not reflected in the cash flow
- 3.45 Rental from the sports clubs and outdoor centre is projected to increase at a rate of 5% per annum.

#### *Grants*

- 3.46 It is assumed that ECCP will be able to raise substantial grant income in years 1 and 2 for management work at Talkin Tarn. However, it will be difficult to sustain this funding over a period of years and so from year 3 onwards this figure includes only the Woodland Grant Scheme and Countryside Stewardship Scheme.

#### *Tea Room*

- 3.47 The tea room income target is set to increase by £10,000 over the five year period. This can be achieved by increasing improved promotion on and off site and through other activities including promotion to groups, promotion to campsite users and evening opening for groups. Cost of sales are projected to remain as current. Labour cost is forecast to fall from its current level of 50% to 40% in year 1 and 30% in year 2 as a result of reverting to self service operation.

- 3.48 The cash flow allows for a 15% contribution from Cumbria Contract Services to the Talkin Tarn budget and leaves a profit for this department. Regular liaison should be maintained between Heritage Services and Cumbria Contract services to monitor business performance. If the business fails to deliver the target income to Talkin Tarn, Cumbria Contract Services should consider franchising the operation to the private sector, which would be able to achieve such rates of return on a business of this kind. Building and labour costs are projected to rise at 5% per annum.

#### *Shop and Camp Site*

- 3.49 Shop income is targeted to rise to £30,000 over the five-year period. This is based on moving to a new site, incorporated with the exhibition and stocking items of interest to users of the camp site
- 3.50 Shop cost of sales is currently high for an operation of this kind and the cash flow reflects a reduction to 50% over three years.
- 3.51 Camp site income is based on a modest occupancy rate and average pitch/night prices at other camp sites in the area. No change is projected for year 1. Increased use will result from targeted promotion of the site in guidebooks and direct mail to caravan and camping clubs. Increased revenue from electricity hook-ups has not been taken into account
- 3.52 The shop and camp site should be operated by dedicated staff. The cash flow allows for one full time post with 2 days cover. This will free up warden time for countryside management. Evening arrivals at the camp site could be serviced by a live-in warden up to a reasonable hour.
- 3.53 This aspect of the operation is not profitable in years 1 and 2. Heritage services should discuss the funding of the loss in these years with Cumbria Contract Services.

#### *Car Parking Charges*

- 3.54 Car parking charges are based on 25% of cars paying; 15% staying for a full day and 85% staying for a half day with a modest increase in the total number of cars resulting from better marketing and promotion of Talkin Tarn as a gateway for the East Cumbria Countryside and Carlisle City Council's rural tourism strategy.
- 3.55 The introduction of charges will provoke some objection from regular users and from local users. This needs to be managed through an organised public relations campaign which features the reason for the charge and the exemption scheme for local residents (who are likely to be the most vociferous). Experience from elsewhere demonstrates that initial objection soon subsides.



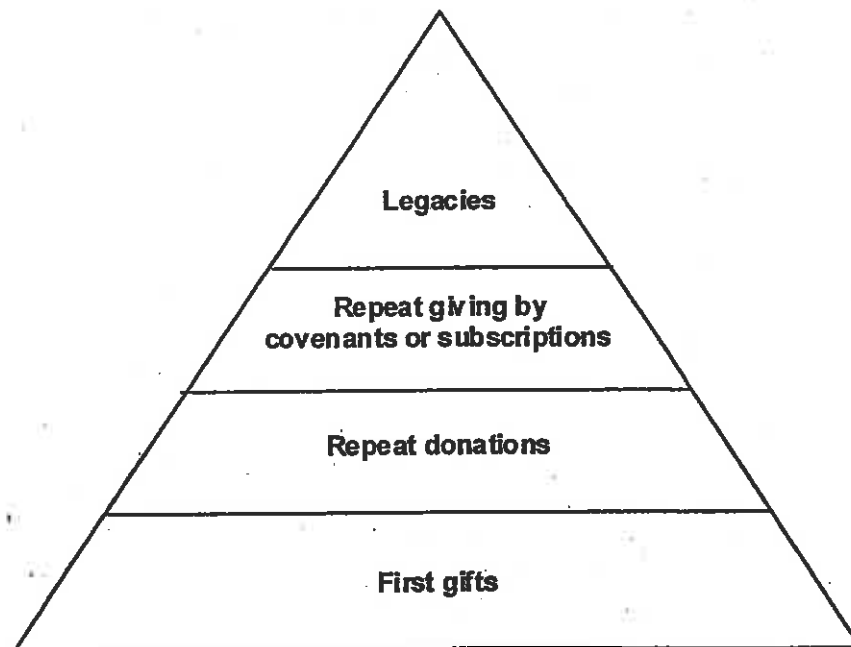
### *Education*

- 3.56 A contribution has been included from visiting school groups for warden time. Better marketing will increase the number of school groups visiting. It is recommended that a schools pack is produced in collaboration with the local education authority. Promotion of the pack, new education room and education services should be promoted by direct mail to schools through the LEA mailing.

### *Donations, legacies, etc*

- 3.57 Local fundraising should be undertaken by the friends group which the County Council and ECCP should set up. In the early years, revenue would come from subscriptions. If it is to be successful, the friends group should follow the pattern of fundraising, which has been used successfully by a number of groups elsewhere. The cash flow allows for a modest increase in funds from this source from a standing start.

Figure 3: Model for Donor Growth



- 3.58 Fig. 3 shows the model used by many charities to 'grow' a donor through the four stages from an initial donation to a major gift such as a legacy. A friends group can be identified by mailshot and poster campaign to locals/frequent visitors. Friends/volunteer groups can donate in two ways, by giving money and by giving time. Successful friends groups raise money and help with projects on the ground. At first groups meeting informally building on small successes; some go on to obtain charitable status and become the official fundraising element for the causes they support.

## **Marketing Strategy**

3.59 A marketing plan should be agreed by Cumbria County Council heritage Services in collaboration with Cumbria Contract Services and the ECCP. It should be delivered by Cumbria Contract Services site manager.

3.60 The marketing strategy should be as follows:

### *Aim*

3.61 The overall aim is:

- To attract visitors to Talkin Tam to generate revenue to achieve the business plan and fund management of the Country Park

### *Objectives*

3.62 Marketing objectives to achieve the aim are:

- To increase the spend per head of existing visitors
- To attract new visitors making day trips from the region and tourists staying in the area on holiday
- To increase use of the camp site
- To increase the number of school group visits
- To increase use of the facilities by groups

### *Target Markets*

3.63 Marketing and promotion should be directed towards these target market segments:

- Residents within one and a half hours drive time making day trips to the countryside
- Tourists on holiday within one hour's drive
- Tour and coach operators running tours to the Lake District (from Scotland and the Northeast) and to Hadrian's Wall (from western Scotland and north west England)
- Tourists seeking camp sites in Cumbria
- Camping and Caravan Club groups making weekend group trips
- Transit tourists travelling between England and Scotland
- Local individuals and businesses for functions, etc.
- Schools in the region

### *Key Messages*

3.64 Although the overall message is that Talkin Tam is an attractive, peaceful place to visit, different messages should be delivered to different audiences as follows:

Table 18: Key Messages for Target Markets

Target Market	Key Messages
Residents and tourists making day trips	<ul style="list-style-type: none"> <li>Talkin Tam is a good place to see nature</li> <li>Talkin Tam is a good place for a walk</li> <li>There is a variety of things to enjoy and do</li> <li>Talkin Tam is a good place to find out about the east Cumbria Countryside</li> <li>Toilets and tea room</li> </ul>
Coach and tour operators	<ul style="list-style-type: none"> <li>There is a café and toilets for coffee, tea and lunch stops</li> </ul>
Tourists seeking camp sites	<ul style="list-style-type: none"> <li>Quiet alternative to busy Lake District sites</li> <li>Convenient for Hadrian's Wall, North Pennines, south Scotland</li> <li>Useful transit site between England and Scotland</li> <li>Free access to Country Park</li> <li>Recently improved</li> </ul>
Local individuals and groups planning functions	<ul style="list-style-type: none"> <li>The tea room is a good venue for evening functions</li> </ul>
Schools planning educational visits	<ul style="list-style-type: none"> <li>Talkin Tam is a good place for environmental education</li> <li>There are new education facilities</li> </ul>

### Promotion

- 3.64 Promotion should deliver the above messages efficiently to the target markets, as follows:

Table 19: Promotion Plan

Target Market	Promotional Methods	Key Dates
Residents and tourists making day trips	<ul style="list-style-type: none"> <li>Leaflet in TIC's, accommodation, attractions, libraries</li> <li>Editorial in holiday guides</li> <li>Press releases in local media to promote events</li> <li>Promote tea room better on site – A-boards, etc</li> </ul>	<ul style="list-style-type: none"> <li>Leaflet distribution by February</li> <li>PR to coincide with peak visit times</li> </ul>
Coach and tour Operators	<ul style="list-style-type: none"> <li>Regular direct mail to group organisers</li> </ul>	<ul style="list-style-type: none"> <li>Nov/Dec and May/June</li> </ul>

Tourists seeking camp sites	<ul style="list-style-type: none"> <li>▪ Camping guide books</li> <li>▪ Direct mail to caravan and camping clubs</li> <li>▪ Direct mail to existing customers</li> </ul>	<ul style="list-style-type: none"> <li>▪ Sep/Oct guidebook copy deadlines</li> </ul>
Local individuals and groups planning functions	<ul style="list-style-type: none"> <li>▪ Promotion on site – tent cards, menus, etc</li> <li>▪ Editorial in local media</li> <li>▪ Advertising in Parish Magazine</li> <li>▪ Direct mail to local organisations</li> </ul>	
Schools planning educational visits	<ul style="list-style-type: none"> <li>▪ Direct mail via LEA mailing</li> <li>▪ Direct mail to residential education centres</li> </ul>	<ul style="list-style-type: none"> <li>▪ Primary schools plan visits in Mar/Apr and make visits in Spring Term</li> </ul>

### *Budget*

- 3.65 The cash flow allows for an additional £3,000 for marketing and promotion, increasing at 5% a year.

### *Marketing Management*

- 3.65 Ideally, marketing and promotion should be undertaken on site. Heritage Services should agree the marketing plan and on the job training should be provided to the Cumbria Contract Services Site Manager. Regular meetings should be held to ensure that the marketing plan is being implemented to programme, discuss any problems, etc.

### *Monitoring*

- 3.66 Information should be collected for:
- Number of vehicles entering the car park
  - Number of people using the tea room
  - Number of groups booking into the tea room
  - Number of functions at the tea room
  - Number of people using the shop and exhibition
  - Number of school pupil visits

3.67 In addition, a bi-annual survey should be undertaken to test:

- Average number of people per car
- Visitor profile
- Visitor spending
- Visitor satisfaction

**Architect's Brief** (Should option for new facility be adopted)

3.68 The outline brief for the architect is described below. The development scheme consists of:

- Demolishing the existing public toilets and education room
- Converting the main boat house
- New build to incorporate demolished and new facilities

*Converting the main Boathouse*

3.69 The following alterations need to be made. The budget for this work is estimated at £50,000:

- Alteration of tea room area to incorporate self-service operation. Consider the possibility of locating the tea room downstairs
- Provide staff and public toilets for the tea room
- Provide a clubroom for the sports clubs. Consider that the clubs previously used the upstairs tea room area for this purpose. The club room must have a view of and easy access to the Tarn
- Provide an office for the tea room manager
- Provide a small staff rest area with space for sitting, lockers, making tea/coffee/snacks, etc.

*New Building*

3.70 The new building should be located across the footprint of the existing public toilets and education block. Design should be sensitive to the location (planning requirements suggest that the building should be no larger than necessary. Design and build should follow sustainable development principles and minimise operating costs at every opportunity

3.71 The building will have two faces – that which faces the Tarn is intended for use by general visitors to the Tarn and should include:

- Public toilets (2 x 15m<sup>2</sup>)
- Exhibition area with integral shop (100m<sup>2</sup>)
- Office for countryside manager and reception for camp site (12m<sup>2</sup>)

3.72 The side which faces away from the Tarn is intended for use by specific groups and should incorporate the following:

- Toilets and showers for camp site users and boat club members (15m<sup>2</sup> x 2)
- Washing up area for camp site users (10m<sup>2</sup>)
- Education/training room (100m<sup>2</sup>)

3.73 A small warden's flat (30m<sup>2</sup>) should be incorporated in the roof space.

3.74 A budget of £1,000 per m<sup>2</sup> has been allowed; ideally this should include sorting out the existing drainage problems in this area.

## **List of Appendices**

1. List of plant species recorded at Talkin Tarn
2. Phase 1 habitat survey
3. List of Fungi recorded at Talkin Tarn
4. List of bird species recorded at Talkin Tarn
5. County Wildlife Site Designation
6. Woodland Management Plan for Talkin Tarn
7. Countryside Stewardship Agreement for land at Talkin Tarn
8. Summary of income and expenditure from accounts
9. Estimate of time spent by warden staff of countryside management tasks and tasks related to income generation
10. Estimate of real cost of income generating activities at Talkin Tarn
11. Summary of 1998 Visitor Survey
12. Competing camp sites
13. Public consultation
14. Stakeholder consultation
15. Tourist Board minimum standards for camping and caravan site
16. List of Trusts
17. List of consultees

**SOME OF THE CONTENTS OF THIS REPORT ARE AT THIS STAGE OF A  
CONFIDENTIAL NATURE AND SHOULD NOT BE RELEASED OUTSIDE  
THE OFFICER GROUP.**

**TALKIN TARN COUNTRY PARK  
BRAMPTON, CARLISLE**

**Response to the Chief Executive's request for information regarding a  
possible transfer of Talkin Tarn to Carlisle City Council.**

**Contents**

Background history and site plan.

County Council Position Statement 23<sup>rd</sup> June and 1<sup>st</sup> July 2003.

Notes of informal meeting between officers of Cumbria County  
Council/Carlisle City Council 2<sup>nd</sup> July 2003.

Issues to be considered/addressed by Carlisle City Council.

Options which would involve Carlisle City Council.

Notes of formal meeting between Officers of Cumbria County Council/Carlisle  
City Council 9<sup>th</sup> July 2003.

Notes on County Council's Capital Programme with updated figures.  
(Appendix 1, Cumbria County Council Feasibility Study Report 1999).

Health & Safety issues identified (incorporated in above). (Appendix 2  
Environmental Advice Centre Limited proposals for survey of Tarn waters.

Property Issues, Hotel etc.

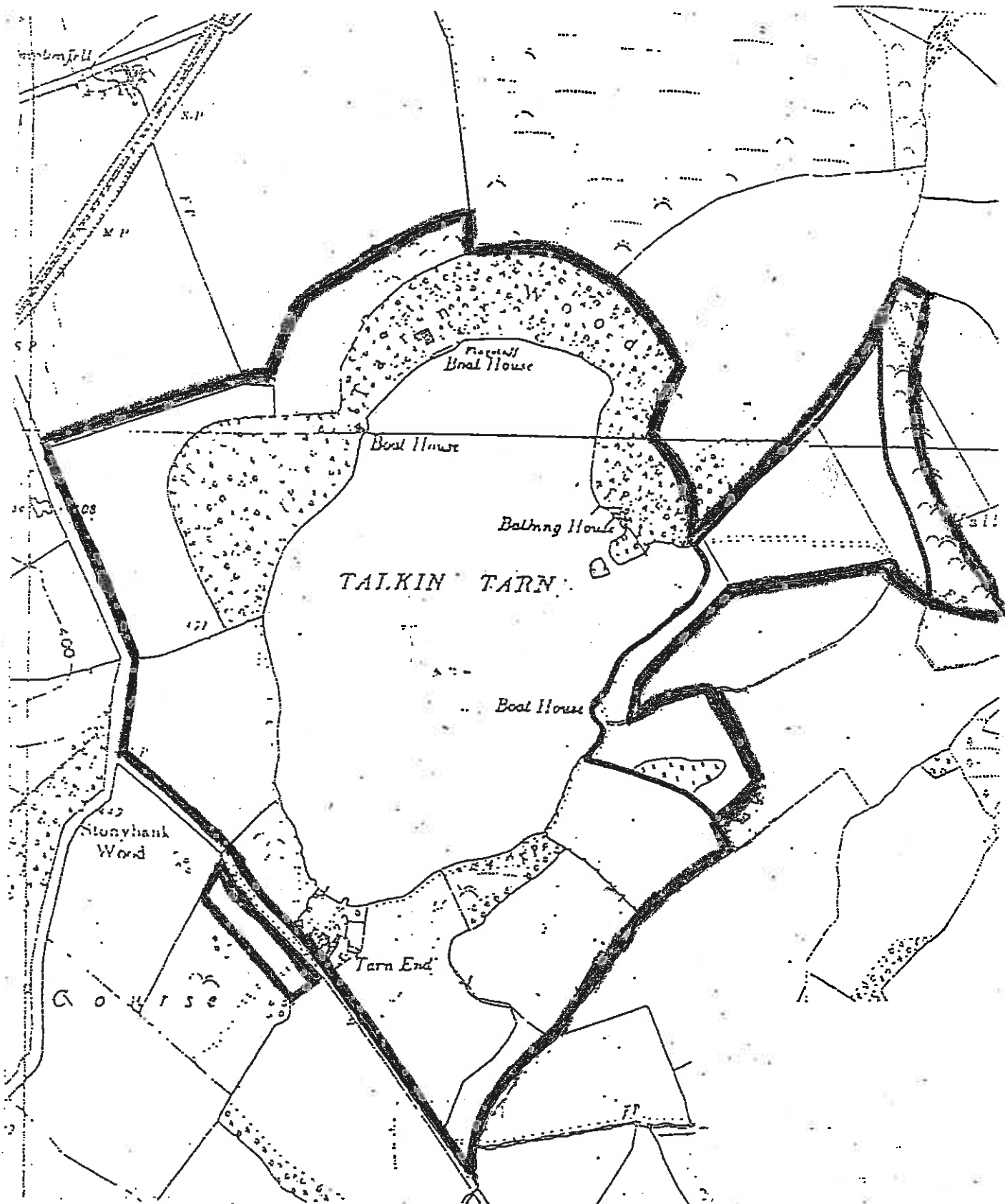
Revenue appraisable

Summing up - Notes and Comments (Political Considerations).

Cumbria Wildlife Sites - Survey Talkin Tarn 1996. Appendix 3.

Selection of leaflets etc. dealing with the publicity of the site. Appendix 4.





— BLACK DOTS BOUNDARY OF WHOLE SITE



Cumbria County Council

Corporate Property Department

Plan of:

TALKIN TARN

Scale: NTS Date:

## Environmental Impact Statement

### Talkin Tarn Country Park

Prepared by Philip Gray, East Cumbria Countryside Project

#### 1. Introduction

Talkin Tarn Country Park is set within a post-glacial landscape of sandy hills and ridges (drumlins), deposited beneath ice-sheets at least 10,000 years ago. Talkin Tarn itself is thought to be a relic of the ice-age, formed when a large block of ice melted in a natural hollow in the landscape.

The Country Park consists of the water body, together with surrounding woodlands, wetland and grassland. The latter is variously grazed, cut for hay and in small areas left unmanaged. The woodland is a mixture of semi-natural communities, with areas of planted beech (*Fagus sylvatica*), larch (*Larix decidua*) and Scot's pine (*Pinus sylvestris*).

While the habitats around the Tarn are largely artificial, being the result of human intervention over many centuries, they retain a high value for wildlife conservation. Many species have adapted to this managed environment, and others have no doubt thrived on the changes wrought by human intervention.

#### 2. Designations

While Talkin Tarn Country Park is not designated as being of national significance for its habitats or wildlife, the site is included as a site of county importance in the Cumbrian Wildlife Sites Register (Carlisle Area), Cumbria Wildlife Trust, 1998.

The Tarn site is included in the Register for the following communities/species:

- ◆ ancient semi-natural woodland
- ◆ lowland wet heath
- ◆ sword-leaved helleborine (*Cephalanthera longifolia*), a rare orchid
- ◆ long-stalked pondweed (*Potamogeton praelongus*)

Significant mammal species include red squirrel and otter. Over 100 species of birds have been recorded, and the site is especially important as a winter roost for wildfowl, including nationally significant numbers of goosander (a fish-eating duck).

County Wildlife Sites are often regarded as a 'second-tier' designation, one stage down from national significance. However, these sites are afforded protection through the planning system and their value is recognised in Planning Policy Guidance notes, particularly PPG 9. Within Carlisle's new Local Plan (2001-2016), Policy LE3 specifically recognises and seeks to protect the value of Wildlife Sites. Talkin Tarn clearly falls into this category.

The red squirrel is listed as one of the target species within the Cumbria Biodiversity Action Plan (Cumbria Biodiversity Partnership, 2001)

Talkin Tarn is mentioned in the 'Flora of Cumbria', the authoritative work on plant communities and species distribution in the county (Halliday ed., University of Lancaster, 1997). The presence of long-stalked pondweed in the Tarn is noted.

### **3. Current Management**

Current management for conservation of natural environmental assets takes several forms.

Woodland Management - currently based on a 10-year old plan, originally devised to implement the objectives of a Forestry Commission grant. The broad aims of the plan were to promote native species of tree at the expense of exotics, and to enhance the semi-natural ancient woodland elements. More recently, it has been recognised that many trees are becoming unsound due to drought stress, disease and over-maturity. A programme of tree-surgery and felling is required to improve the integrity of the woodlands.

Water quality management - currently based on a combination of factors. A bacterial digester is used to provide secondary treatment of foul water from the tea-room and public toilets. The outfall from the digester drains into the Tarn outside the tea-room. Dead organic matter washed up on the water's edge is collected and removed off-site as necessary. This usually takes place in autumn, following the first storms, as summer weed growth in the Tarn is broken up and dislodged. Considerable quantities of organic matter is removed in this way each year, although it is not feasible to achieve total clearance.

Algae - algal blooms have been noted at Talkin Tarn since the 1970s. In recent years, public health concerns have been raised by the appearance of blue-green algae. Management efforts have concentrated on providing information to Tarn users, as most advice suggests that eradication of algae is expensive and difficult to achieve. Consultants engaged to inform this report have suggested an aeration system, and this seems to offer the best hope of controlling (but not eradicating) blue-green algae. An alternative approach is to concentrate on:

- a) reducing the amount of dead leaves and weeds in the water
- b) planting reedbeds and other oxygenating plants
- c) preventing fertiliser run-off from entering the Tarn

### **4. Access management (paths, ramps, gates and disabled access)**

Talkin Tarn Country Park includes within its boundaries a number of public rights of way. In addition there are permissive paths, notably the one around the lakeside. These have been subject to an *ad hoc* programme of

improvement over the years, and since 2001 there has been a consolidated surfaced path all the way around the lake.

A number of established (but unsurfaced) paths lead through the woodlands, while others give access to the pasture land. These have been produced by repeated public use, and have been 'managed' on a low key basis. Successive managers at Talkin Tarn have attempted, with varying degrees of success, to limit the impact of the 'desire line' paths in order to minimise soil erosion under the tree canopy.

The most heavily used paths are surfaced with natural crushed stone, where necessary edged with timber. The finish is suitable for most wheeled appliances (buggies, wheelchairs etc.), but to comply fully with Disabled Discrimination Act requirements further improvements to the surfacing may be required. Paths around the tea-room are graded and finished with a solid, concrete surface. The present Education room is accessed by an unsurfaced path, although there is a ramp at the entrance.

The public rights of way linking with the Country Park are designated as public footpaths. They are managed by ECCP under contract to Carlisle City Council.

The crushed stone paths are durable and require only minimal maintenance once established. They have the capacity to carry more usage than exists currently. On the other hand, unofficial paths in the woodland need to be better mapped, assessed and managed to prevent damage to the natural habitat. The risk of erosion is increased if more visitors use these paths with no further intervention.

## **5. Summary of potential environmental impacts:**

1. Improved facilities leads to increased visitor numbers and therefore greater visitor pressure on fragile habitats leading to erosion of paths, loss of wildlife and degradation of the site.
2. Increased nutrient input to Talkin Tarn leads to increased blooms of blue-green algae, fish kills and pollution effects.
3. Ageing trees become unstable due to effects of disease and soil erosion leading to potential health and safety issues.
4. Increased use of Tarn for water-based recreation leads to loss of wildlife, particularly wild geese, ducks and otters.
5. Development of site leads to loss of rural character.
6. Additional traffic generated by increased visitors.
7. Anti-social behaviour increases due to increased public profile of site.

# Talkin Tarn Environmental Impact Statement - Risk Assessment table.

September 2004.

Event	Risk	Effect	Mitigation
Site becomes degraded due to lack of management or increased visitor pressure	Loss of County site designation	Loss of planning protection	Maintain or improve standards of conservation management.  Provide visitors with information on wildlife interest of site.
Disappearance of high-risk species	Site designation threatened	Loss of public confidence in Council's stewardship.	Management plan in place.  Establish a partnership of local conservation interests.  Visitor information and education programmes
Blue-green algae blooms continue to increase due to increased pollution	Human health risk - site closure Animal health risk - reputational Possible compensation claims Fish and wildfowl kills	Decrease visitor numbers leads to reduced income	Management of water body to control nutrient inputs  Sewage plant improved

Ageing and diseased trees become unstable	Trees falling on visitors	Physical harm to visitors, pets and cars	Additional planting of aquatic vegetation around the lake margins
Erosion of paths due to increased visitor numbers	Damage to tree-roots	Health and safety problem from diseased trees.	Provision of information for visitors and water-users.
Displacement of wildfowl due to increased water activities	Reputational risk - loss of wildlife interest	Deceased numbers of specialist visitors in winter	Surveys, tree surgery and selective felling.
Increased visitor numbers lead to more traffic	Erosion of verges and car-park, damage to drainage system	Additional siltation and pollution of Tarn	Path management action
			Promote robust paths with hard surfacing.
			Time-zoned water activities
			Spatial separation of water-based activities from wildlife.
			Improvements to engineering of access road and car park.
			Encourage visitors to use alternative means of transport.

Anti-social behaviour	Vandalism and petty crime due to increased profile of site	Increases revenue costs	Additional staff cover
		Negative image	CCTV coverage
			Security gates out of hours.