



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

**Date of Meeting: 20 December 2004**

**Public**

**Key Decision: No** **Recorded in Forward Plan: No**

**Inside Policy Framework – Yes**

**Title: TALKIN TARN ESTATE  
IMPLICATIONS ARISING FROM FULL COUNCIL RESOLUTION**

**Report of: HEAD OF PROPERTY SERVICES**

**Report reference: PS 28/04**

**Summary:**

This report outlines the estimated cost and time implications arising out of the Council resolution on 23<sup>rd</sup> November, along with confirmation of the position concerning the terms of transfer.

**Recommendations: It is recommended:**

That Members' decide on their preferred way forward.

**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 briefly outlines the potential implications arising from the Full Council decision concerning the Talkin Tarn scheme. A decision is sought from Members about the way forward.

## Full Council Resolution

1.2 Carlisle City Council, at its meeting on 23 November 2004, resolved by majority vote:

- (1) That the City Council defers any decision on the transfer of the Talkin Tarn estate, pending:**
  - (a) Further negotiations with Cumbria County Council to ensure the inclusion of the Tarn End Hotel in the transfer, as detailed in Executive minute Ex 195/03, confirmed in the Council's minute C 151/03 (d) and outlined in the separate letters from the former Chief Executive and from Councillor Mitchelson as Council Leader to the County Council, appended to report CLS 58/03.**
  - (b) More detailed investigation of the costs of treatment and of future management of the lake, given the stated difficulties of dealing with the problem of blue algae and the health and safety concerns.**
  - (c) The production of a detailed business plan based on stage G costing; using an independent consultancy if necessary.**
  - (d) More detailed reports on potential revenue costs and income.**
  - (e) More detailed reports on any potential obligations as outlined in paragraph 2.1 and 2.2 of report (PS 23/04).**
  - (f) Evidence of commitment from capital grant sources.**
- (2) Requests that all the above are brought before the Executive and all 3 Overview & Scrutiny committees for consideration.**

## Negotiations ensuring inclusion of the hotel

1.3 The County Council has stated that the hotel is not to be part of the transfer offer.

1.4 Following 23 November Council, the Acting Chief Executive wrote to the County's Chief Executive. This correspondence is attached. It re-affirms this position.

## Other items resolved by Council

- 1.5 The other matters listed in the resolution will require new resources.
- 1.6 Such work could cost up to £95,000, depending upon the level of detail required.

Item	Comment
More detailed investigation of lake management (to check existing Consultant's work).	A further report has been written in consultation with the Environment Agency which should allay a number of concerns. If Members' require additional verification, an alternative set of consultants may need to advise.
Detailed Business Plan based on Stage "G" costings	This cost has already been outlined in previous reports at between £50,000 and £75,000.
Independent consultancy to check the above.	If Members' require further verification over and above Stage "G".
More detailed reports on revenue items.	If Members' require an independent audit of the estimates already provided.
Other obligations report. (items 2.1 and 22 of report PS 23/04).	If Members' require an independent assessment of other transfer issues.
Evidence of capital grants commitment.	Without City Council commitment, grant aid will not be forthcoming.
<b>TOTAL about £95,000</b>	Depending upon Members' requirements.

## An alternative approach?

- 1.7 The proposed scheme has a number of benefits which support corporate objectives – but the business case was written on the assumption that it was a wholly funded City Council scheme.
- 1.8 An alternative approach could be to use the work undertaken to date as a basis for exploring other ways of undertaking a scheme.

- 1.9 There has been an offer of financial assistance with regard to the blue green algae for example. A further detailed report has been prepared as part of the work to date in any case.
- 1.10 This alternative approach may involve the setting up of a partnership to run the estate, perhaps by leasing it from the County rather than outright purchase.
- 1.11 Ultimately, most of the risk would still fall to the City Council – but it might allay some concerns raised at Council – particularly in relation to an exit strategy.
- 1.12 However, additional resources are required to investigate this more complex route.

## **Conclusions**

- 1.13 All schemes are at risk to uncertainty: costs / income can never be guaranteed nor can problems necessarily be eradicated.
- 1.14 Further detailed investigations can be made which challenge the assumptions upon which the Talkin Tarn business case has been presented – if Members' require - through the allocation of more funds.
- 1.15 Officers could investigate external grant sources, trust options and the like – in partnership. Again, more resources are required.
- 1.16 However, the issue of the hotel is one that the County Council has re-affirmed.

## **2. CONSULTATION**

- 2.1 *Consultation/Briefings to date:* CMT and JMT;
- 2.2 *Consultation/Briefings proposed:* For Members to decide.

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

- 3.1 That Members' decide on their preferred way forward.

## **4. REASONS FOR RECOMMENDATIONS**

- 4.1 To make a decision in the light of a Full Council resolution.

## **5. IMPLICATIONS**

**STAFFING / RESOURCES & OTHER ISSUES** - Members need to consider whether further time and resources should be deployed.

From Peter Stybelski  
Chief Executive



COUNTY COUNCIL

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7 December 2004

Maggie Mooney  
Acting Town Clerk & Chief Executive  
Carlisle City Council  
Civic Centre  
Carlisle  
CA3 8QG

Dear Maggie

### TALKIN TARN

Further to your letter of 28 November I would like to confirm the view of Cumbria County Council in respect of the transfer of Talkin Tarn. The terms of the transfer were agreed by the County Council at its meeting on 18 November and are as previously advised to you i.e. at nil cost and with a revenue contribution of £40,000 for 5 years. The hotel is not included in the transfer.

There was an amendment made at the meeting for inclusion of the hotel but this was lost.

I would therefore be grateful if you would inform the City Council that the offer remains available. Perhaps you would be good enough to let me know the decision making timetable.

Yours sincerely

Peter Stybelski

Peter Stybelski



# Acting Town Clerk and Chief Executive

Maggie Mooney

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Please ask for:

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Maggie Mooney

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26 November 2004

Dear Peter

## TALKIN TARN

At the City Council meeting on Tuesday 23<sup>rd</sup> November, a resolution was agreed by majority vote and a key part of that resolution read:

“That the City Council defers any decision on the transfer of the Talkin Tarn estate, pending further negotiations with Cumbria County Council to ensure the inclusion of the Tarn End Hotel in the transfer, as detailed in Executive Minute EX 195/03, confirmed in the Council Minute C151/03 (d) . . .”

Though it has been understood throughout the negotiation on the terms of the transfer of Talkin Tarn to the City Council that the hotel was not part of the deal, I would appreciate it if you can let me know if this is still the case or whether the hotel can now be included in the transfer.

It would be helpful to have your response as soon as possible to enable me to report back to the Executive at their meeting on 6<sup>th</sup> December.

Thanks for your help

Yours sincerely

**Maggie Mooney**  
Acting Town Clerk & Chief Executive



INVESTOR IN PEOPLE