

1 Appendix 7 – Calculations relevant to consideration of a Potential Transfer of Asset/s (inc. financial implications)

- 1.1 As noted within the body of the report, at its meeting on 6 May 2025, this Council adopted a Strategic Priority for 2025-27 to carry out and complete a major Asset Review (Priority 4). Part of this priority was to identify assets that could transfer to a new local governance entity (subject to the creation of new entity/ies) and likely revenue / maintenance costs for that new entity.
- 1.2 This review has identified 82 community assets that could potentially be transferred to a new community council. These includes assets such as allotments, country parks, natures reserves and various parcels of open space
- 1.3 Within that list, three key Community assets were identified as
 - 1.3.1 Bourne Hall Community Centre,
 - 1.3.2 Epsom Playhouse and
 - 1.3.3 The Community and Wellbeing Centre.
- 1.4 Using the budget book 24/25, officers have extrapolated the potential revenue costs of running these three assets to inform a potential level of precept.
- 1.5 The information below provides an estimate of the annual council tax precept per band D property for:
 - a. The general running of a parish council including the statutory duty of allotments, and the 3 key assets.
 - b. The general running of a parish council including the statutory duty of allotments, along with the Epsom Playhouse and Bourne Hall (excluding the Community & Wellbeing Centre).

Financial and precept implications:

- a) **Estimated running costs for each Phase 1 consulted option on the basis of General Administration, Allotments, Bourne Hall, Epsom Playhouse and Community & Wellbeing Centre**

Option 1	Admin	Assets	Total	Base	Precept
E&S	£750,000	£737,900	£1,487,900	17,123	£86.89
Epsom	£750,000	£1,288,100	£2,038,100	16,809	£121.25
Total	£1,500,000	£2,026,000	£3,526,000	33,932	
Option 2	Admin	Assets	Total	Base	Precept
E&S	£750,000	£737,176	£1,487,176	16,449	£90.41
Epsom	£750,000	£1,288,824	£2,038,824	17,483	£116.62
Total	£1,500,000	£2,026,000	£3,526,000	33,932	
Option 3	Admin	Assets	Total	Base	Precept
E&S	£750,000	£1,581,799	£2,331,799	16,727	£139.40
Epsom	£750,000	£444,201	£1,194,201	17,205	£69.41
Total	£1,500,000	£2,026,000	£3,526,000	33,932	
Option 4	Admin	Assets	Total	Base	Precept
EEBC	£1,250,000	£2,026,000	£3,276,000	33,932	£96.55

1.6 Estimated running costs for each Phase 1 consulted option on the basis of General Administration, Allotments, Bourne Hall and Epsom Playhouse (excluding the Community & Wellbeing Centre)

Option 1	Admin	Assets	Total	Base	Precept
E&S	£750,000	£737,900	£1,487,900	17,123	£86.89
Epsom	£750,000	£850,100	£1,600,100	16,809	£95.19
Total	£1,500,000	£1,588,000	£3,088,000	33,932	
Option 2	Admin	Assets	Total	Base	Precept
E&S	£750,000	£737,176	£1,487,176	17,123	£86.85
Epsom	£750,000	£850,824	£1,600,824	16,809	£95.24
Total	£1,500,000	£1,588,000	£3,088,000	33,932	
Option 3	Admin	Assets	Total	Base	Precept
E&S	£750,000	£1,581,799	£2,331,799	17,123	£136.18
Epsom	£750,000	£6,201	£756,201	16,809	£44.99
Total	£1,500,000	£1,588,000	£3,088,000	33,932	
Option 4	Admin	Assets	Total	Base	Precept
EEBC	£1,250,000	£1,588,000	£2,838,000	33,932	£83.64

1.7 As noted within the body of the report (see Section 6), the comparative estimated running costs for each Phase 1 consulted option on the basis of General Administration and Allotments alone leads to the following estimated figures:

Option 1	Admin	Allotments	Total	Base	Precept
E&S	£750,000	£9,900	£759,900	17,123	£44.38
Epsom	£750,000	£10,100	£760,100	16,809	£45.22
Total	£1,500,000	£20,000	£1,520,000	33,932	
Option 2	Admin	Allotments	Total	Base	Precept
E&S	£750,000	£9,176	£759,176	16,449	£46.15
Epsom	£750,000	£10,824	£760,824	17,483	£43.52
Total	£1,500,000	£20,000	£1,520,000	33,932	
Option 3	Admin	Allotments	Total	Base	Precept
E&S	£750,000	£13,799	£763,799	16,727	£45.66
Epsom	£750,000	£6,201	£756,201	17,205	£43.95
Total	£1,500,000	£20,000	£1,520,000	33,932	
Option 4	Admin	Allotments	Total	Base	Precept
EEBC	£1,250,000	£20,000	£1,270,000	33,932	£37.43

- 1.7 It should be noted that these assets not only have revenue (running) costs, but a requirement for significant capital investment. The potential precept figures above do not include the funds required the capital related spend that may be required for each asset. For example, if the community council requires to raise £1 million per annum to invest in an asset, it could cost a further £30-60 on the precept, depending on which option is chosen. Based on current estimated costs (circa £3m), this could increase the precept in the East for example by between £90 - £180 per Band D property.
- 1.8 It should also be noted that the above relates only to costs for allotments and the three key assets. If other community assets (e.g. country parks etc) were to be transferred, the costs would be considerably higher, dependent on which assets were to be transferred. Some initial work has been done to consider these costs, with more detailed work to be carried out as part of the next phase of the Community Asset review.

Consideration of transferring Community Assets from the Council to a newly created Community Council(s)

- 1.9 Work is ongoing to identify the issues and options for each asset. This includes options analysis to consider the most appropriate governance and management model to secure the long-term future of the asset, which may or may not be a community council.
- 1.10 The review will seek to identify ways to move the assets to a more financially sustainable footing, considering opportunities for alternative funding approaches and additional income streams to support the facilities. This will take the form of new high level business plans.

- 1.11 Any transfer to a community council or other organisation would need to be supported by a robust business case, setting out the financial, legal and wider implications, including ensuring it has the capacity and capabilities to manage the facility (in perpetuity).
- 1.12 The outcome of this review will be considered alongside the outcome of the Phase 2 consultation before a decision whether to include the transfer of those identified assets into a new Community Council(s) is taken in Spring 2026.