

Property Specific Information

1. Property Description

Public Conveniences at Trevaunance Cove, St Agnes

Leasehold

Only the footprint of the existing building and immediate site area 126 square meters:



2. Restrictions on the Property

The Council occupies the Property under a lease which restricts the use of the Property to public conveniences only.

The Tenant is responsible for obtaining all the necessary permissions for its use of the Property (including, but not limited to, planning permission) and for complying with the conditions that the permissions impose.

Interested tenders are advised to make their own enquiries to the Planning Department for any potential changes of use.

The tenderer will not be expected to maintain buildings insurance for this property. The Council will retain insurance under its block policy and re-charge the tenderer an insurance rent each year.

3. TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006 ("TUPE") may apply where the Council passes a service to a third party to provide. If TUPE applies, the person taking on the service will be obliged to automatically take on anyone who is predominantly employed in cleaning or managing security of the building. As well as having to take on the employment of this person, the successful tenderer will take on all liabilities and obligations in relation to them, including for example any liability in respect of their Local Government pension.

There is an employee in respect of which TUPE is believed to apply. If you are successful in tendering for this public convenience you will be required to take on this person as an employee. Outline details of the employee are set out below:

*Key-holder -TECS024 Permanent Fixed Part time (7 working hours)
Pension: Not Joined, Contract: Standard Non school 37hrs x 52.14wks
FTE 0.18919 Full salary – 13,730 Actual pay -£2,597.58*

The Council will require the successful tenderer to enter into an agreement in respect of TUPE and pension obligations. Details of this agreement will be provided on request by prospective tenderers.

4. Third party rights

The following parties have an interest in using the property subject to this tender. Their rights must be protected going forward and will be included in the lease.

- The RNLI patrol the nearby beach on behalf of Cornwall Council. RNLI staff and volunteers have a right to use the public convenience free of charge.
- Cory n/a

5. Running costs

Annual cleaning cost £5,611.32

Business Rates £0

Water £4,706.92

Electricity £293.95

Repairs and maintenance £500.52

Total annual cost - £11,112.71

6. Opening Times and Hours

Daily 1st April to 30th September, Weekends 1st October to 31st March

7. Planning Notes and Photo

Limited development potential

