

**Oversight and Governance**

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Published 06 November 2025

**Date: Friday 14 November 2025**  
**Time: 10.00 am**  
**Place: Mount Edgumbe**

**Committee Members–****Plymouth City Councillors–**

Councillors Briars-Delve (Co-Chair), Blight, Gilmour, Allison, Morton, Wood and S.Nicholson

**Cornwall Councillors–**

Councillors Candy (Co-Chair), Parsonage, Rich, Dennis, German, Gibbons and Ewert

**Co-opted Members–**

Mr D. L. Richards, Friends of Mount Edgumbe Country Park, Natural England, Cornwall National Landscape and Maker with Rame Parish Council.

Members of the Committee are invited to attend the above meeting to consider the items of business overleaf.

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Tracey Lee and Kate Kennally  
Joint Clerks

# Mount Edgcumbe Joint Committee

## Agenda

### 1. Apologies

To receive apologies for non-attendance submitted by Joint Committee Members.

### 2. Declarations of Interest

Members will be asked to make any declarations of interest in respect of items on this agenda.

### 3. Chair's Urgent Business

To receive reports on business, which in the opinion of the Chair, should be brought forward for urgent consideration.

### 4. Minutes (Pages 1 - 16)

To confirm the minutes of the meeting held on 08 August 2025 as a correct record.

### 5. Questions from Members of the Public

To receive questions from member of the public in accordance with the Constitution.

### 6. Finance Monitoring Report: (Pages 17 - 24)

### 7. Co-opted Member update (Verbal Report)

For the Joint Committee to consider the Co-option of Cllr Don Wood (Millbrook Parish Council).

### 8. Park Report: (Pages 25 - 32)

### 9. Barrow Centre Update: (Pages 33 - 38)

### 10. Sandways Update: (Pages 39 - 40)

### 11. Friend's of Mount Edgcumbe Report: (Pages 41 - 44)

### 12. Business Planning (Part 1): (To Follow)

### 13. Action Log: (Pages 45 - 46)

### 14. Exempt Business

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph(s) 1, 2 & 3 of Part 1 of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

**15. Part 2 Minutes**

**(Pages 47 - 50)**

To confirm the Part 2 minutes of the meeting held on 08 August 2025 as a correct record.

**16. Business Planning (Part 2):**

**(To Follow)**

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## Mount Edgcumbe Joint Committee

**Friday 8 August 2025**

### **PRESENT:**

Councillor Briars-Delve, in the Chair.

Councillor Candy, Co-Chair.

Councillors Parsonage, Rich, Dennis, German, Gibbons, Ewert, Blight, Gilmour, Allison, Morton and Wood.

Co-opted Representatives:

Mr Ben Church (Friends of Mount Edgcumbe) and Rebecca Linguard (Maker with Rame Parish Council).

Apologies for absence: Councillors S.Nicholson.

Also in attendance: Chris Burton (Park Manager), David Marshall (Business Development Manager), Tamsin Daniel (Protected & Historic Landscapes Manager), Jozef Lewis (Lead Accountant), Victoria Pomery (CEO, the Box) and Elliot Wearne-Gould (Democratic Advisor).

The meeting started at 10.00 am and finished at 1.10 pm.

*Note: At a future meeting, the committee will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.*

### 1. **Declarations of Interest**

There was one declaration of interest made:

<b>Item</b>	<b>Member</b>	<b>Interest</b>	<b>Description</b>
6, 'Questions from members of the public'	Rebecca Linguard (Maker with Rame Parish Council, Coopted Member)	Pecuniary	Family member owned property at Sandways Campsite.

### 2. **Appointment of Co-Chairs for the 2025-26 Municipal Year**

The Joint Committee agreed:

1. To note the appointment of Councillor Tom Briars-Delve as Plymouth's Co-chair for the 2025–26 Municipal Year;
2. To appoint Councillor Jim Candy as Cornwall's Co-Chair for the 2025–26 Municipal Year.

3. **Chair's Urgent Business**

The Chair thanked Councillor Kate Ewert for her work as previous Cornwall Co-Chair.

4. **Minutes**

The Committee agreed the minutes of the meeting held on 15 November 2024 as a true and correct record, subject to the following addition:

Minute 22. Finance Report

- f) Potential financial implications of the recent National Insurance increase. It was unclear if the financial settlement would be increased, or if other funding streams would be put in place by Government to compensate for this, which was predicted to cause a £multi-thousand pressure;

5. **Questions from Members of the Public**

There were seven questions from members of the public:

<b>Question 1</b>	The MEJC has acknowledged the need for a review of governance. Given that the review and a Conservation Management Plan for the Mount Edgcumbe Country Park are different topics and separate workstreams, they do not need to be linked. Therefore, I ask that the review of governance starts immediately.
<b>Answer 1</b>	Thank you for your question. In November 2023, the Joint Committee recognised the need for a review of the Mount Edgcumbe Terms of Reference (ToR) to reflect pertinent changes since its agreement in 2010. To avoid duplication, this review was put on hold as it was intended to include a review of governance and Terms of Reference within the brief for the Conservation Management Plan. To provide clarity for committee members and the public in the interim period, the Joint Committee will commence a review of its Terms of Reference. A draft updated ToR will be brought to a future Joint Committee meeting for review and endorsement, before submission to Plymouth and Cornwall Cabinets for formal ratification.
<b>Question 2</b>	2012 planning consent for a 'temporary' marquee included taking it down between October and March: this never happened. Planning consent expired in 2016 and has never been revisited. The marquee has been ILLEGAL ever since. What message does this send to the public about planning consent and who is accountable?
<b>Answer 2</b>	Thank you for your question. We have referred the matter to the planning team at Cornwall Council, and work is ongoing with stakeholders to find a permanent solution.

<b>Question 3</b>	Have the committee been approached by Plymouth or Cornwall councils for their input into renewing of the lease and what are the views of the committee on the situation?
<b>Answer 3</b>	<p>Thank you for your question.</p> <p>Plymouth City Council and Cornwall Council have released a Joint Statement concerning the Sandways Campsite, which is attached to this response.</p> <p>Decisions relating to leases and property are delegated to relevant officers within Plymouth and Cornwall Council, and are guided by appropriate legal and stakeholder advice. The decision to not renew the Sandways lease was supported by the relevant cabinet members from each council.</p> <p>The Joint Committee have received a briefing on the Sandways campsite, and recognise the important cultural and heritage significance of the campsite. It would not be appropriate to comment further on this matter at this time due to the ongoing pre-action stage of litigation.</p>
<b>Question 4</b>	Considering the historical significance and importance of the site, and according to joint committee meeting minutes, why was the decision not to renew the Sandway Campsite lease never discussed before 2/7/24, when initial notice was given?
<b>Answer 4</b>	<p>Thank you for your question.</p> <p>Plymouth City Council and Cornwall Council have released a Joint Statement concerning the Sandways Campsite which is attached to this response.</p> <p>While the Joint Committee are responsible for providing oversight of the strategic functions, finances and performance of the MECP, operational decisions, such as those relating to leases and property, are delegated to relevant officers within Plymouth and Cornwall Council, and are guided by appropriate legal and stakeholder advice.</p> <p>The Joint Committee have received a briefing on the Sandways campsite, and recognise the important cultural and heritage significance of the campsite. It would not be appropriate to comment further on this matter at this time due to the ongoing pre-action stage of litigation.</p>
<b>Question 5</b>	From information from Plymouth City Council it appears a member of MEJC, through designated powers made the decision to terminate the leases held by Cornwall Council and Plymouth City Council on behalf of Mount Edgcumbe. Is this correct and who has the delegated power to make that decision?
<b>Answer 5</b>	<p>Thank you for your question.</p> <p>Plymouth City Council and Cornwall Council have released a Joint Statement concerning the Sandways Campsite which is attached to this response.</p> <p>While the Joint Committee are responsible for providing oversight of the strategic functions, finances and performance of the MECP, operational decisions, such as those relating to leases and property, are delegated to relevant officers within Plymouth and Cornwall Council and are guided</p>

	<p>by appropriate legal and stakeholder advice. The decision to not renew the Sandways lease was supported by the relevant cabinet members from each council.</p> <p>As per the Joint Statement, the “lease expired on 24 March 2024”, and “the Councils have decided not to offer or negotiate a new lease as the combined risks of flooding and cliff instability cannot be mitigated to an acceptable level.</p>
<b>Question 6</b>	<p>Would it be possible for a representative of the Chalet Owners Association to attend future joint meetings Plymouth and Cornwall Council in relation to the running of Mount Edgcumbe Estate. Could there also be implementation of fire safety signs on the cliff, banning the use of open barbeques.</p>
<b>Answer 6</b>	<p>Thank you for your question.</p> <p>Meetings of the Mount Edgcumbe Joint Committee are open to the public, and representatives of the Chalet Owners Association are welcome to attend.</p> <p>Letters were written pre-season to all chalet holders reminding them of the risk of fires on this landscape, and installing signs will be explored this year. A further letter explaining the risk of outdoor bbqs will be sent this summer.</p>
<b>Question 7</b>	<p>CC state Sandway campers require Geotechnical engineer present to access site yet area remains open to members of the public and holiday makers. What are future plans for area, which according to the land plan map produced by PCC and CC, covers a far greater area than tent platforms</p>
<b>Answer 7</b>	<p>Thank you for your question.</p> <p>Plymouth City Council and Cornwall Council have released a Joint Statement concerning the Sandways Campsite which is attached to this response.</p> <p>The Joint Committee understands that the Councils have offered to provide a geotechnical engineer for the period of the removal of the tents to aid safety however, this it is not a requirement.</p> <p>The Joint Committee also understands that the Public Right of Way leading down to the land was closed in February 2024 in response to the number of landslips in the area.</p> <p>While the Joint Committee are responsible for providing oversight of the strategic functions, finances and performance of the MECP, operational decisions, such as those relating to leases and property, are delegated to relevant officers within Plymouth and Cornwall Council. Our current priority for the future of this site remains the safety of its users.</p>
<b>Question 8</b>	<p>CC keep referring to ‘expert / professional reports’ yet no technical surveys involving geotechnical investigations have been completed. Only inspections &amp; emails. Sandway, however, have assigned a technical flood risk report &amp; have commissioned a geotechnical survey for next 5 years. CC have stated these will not be regarded. Why?</p>

<b>Answer 8</b>	<p>Thank you for our question.</p> <p>Plymouth City Council and Cornwall Council have released a Joint Statement concerning the Sandways Campsite which is attached to this response.</p> <p>While the Joint Committee are responsible for providing oversight of the strategic functions, finances and performance of the MECF, operational decisions, such as those relating to leases and property, are delegated to relevant officers and cabinet members within Plymouth and Cornwall Council. It would therefore not be within the gift or expertise of the Joint Committee to comment further on this issue.</p>
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## 6. **Co-opted Member Update**

Elliot Wearne-Gould (Democratic Advisor) introduced the item and discussed:

- a) The Natural England representative had changed from Michaela Barwell to Owen Standen;
- b) Councillor Don Wood (Millbrook Parish Council) was unable to attend today's meeting, and it was therefore recommended to defer co-option to the next meeting;
- c) The current co-opted membership was comprised of:
  - i. Mr D L Richards
  - ii. Ben Church (Chair, Friends of Mount Edgcumbe Country Park);
  - iii. Michaela Barwell/Owen Standen (Natural England);
  - iv. Emma Browning and Coraline Barrow (Cornwall National Landscape);
  - v. Rebecca Lingard and Lynn Stewart-Birch (Maker with Rame Parish Council);

The Joint Committee agreed:

1. To note the change of Natural England representative to Owen Standen;
2. To defer the co-option of Councillor Don Wood (Millbrook Parish Council) to the next meeting;
3. To note the current co-opted membership.

## 7. **Park Report**

Chris Burton (Park Manager) introduced the Park Manager's Report and discussed:

- a) Mount Edgcumbe was a Grade I listed landscape, a rare heritage designation, with nearly 17 kilometres of coastal strip including iconic areas such as Rame Head;
- b) The park comprised 865 acres of country park and 7.5 acres of formal gardens, maintained by only three gardeners, relying heavily on volunteers and local goodwill;
- c) There were 56 listed buildings and five ancient monuments, with 36 kilometres of footpaths including the South West Coast Path;

- d) The park was designated as a Site of Special Scientific Interest (SSSI) and served as a vital green lung for both Cornwall and Plymouth;
- e) Visitor numbers were last counted at 250,000 annually, with plans to recount in the next financial year;
- f) The park was free to enter and served a wide range of users including academics, dog walkers, families, and heritage enthusiasts;
- g) The English Garden House restoration was a major success, completed on time and within budget, with over £300,000 in grant aid;
- h) The Garden Battery redevelopment had begun, supported by nearly £1 million in National Lottery funding, forming part of the National Marine Park's heritage hub;
- i) Phase One Habitat surveys had been completed to support a stewardship bid for the deer park, encouraged by Natural England, with potential for capital and revenue funding. The park was recognised for waxcap fungi and ancient parkland assemblages, and a consultant was working on the grant application;
- j) Volunteer contributions totalled 770 days, with support from community groups, companies, and a new partnership with the Royal Navy;
- k) Volunteers had helped complete over 14 kilometres of deer fencing, now enclosing the deer stock for the first time since before World War Two. A deer management plan had been developed with support from previous managers and local experts;
- l) Four new formal bed layouts had been installed on the East Lawn, funded by the Friends of Mount Edgcumbe, with planting designed to deter deer;
- m) Tree surveys had been completed, with all trees now assessed for safety. Ash dieback remained a concern, but signs of genetic resistance offered hope;
- n) Conservation grazing had expanded, with Jacob lambs bred on-site and used for grazing smaller areas. Lambing had become a popular public event;
- o) The English Garden House, a Grade II\* listed building, had undergone a full restoration following lead theft and water damage, with £280,000 from DEFRA, £50,000 from Historic England, and £20,000 from the Friends of Mount Edgcumbe. The building's future use would be explored in Phase Two, potentially using crowdfunding and room-by-room restoration;
- p) The park had developed a veterans' garden in partnership with Secure Forest, supporting PTSD recovery;
- q) A major fire at the Barrow Centre in February 2025 had damaged ranger accommodation and holiday lets, with over 45 firefighters attending. A scaffold shelter would be installed in September, with rebuild planning led by Cornwall Council;

- r) The park's events calendar was near capacity, with successful third-party events generating income and positive feedback;
- s) The Classic Car Show was cancelled due to staffing issues, but would return next year;
- t) Two new major events were planned for 2026 but were currently subject to commercial sensitivity;
- u) Financial pressures included ash dieback, fire recovery, rising utility bills, and stretched local authority funding. Despite this, the park raised approximately £900,000 annually;
- v) The wedding marquee was a key income stream and also served as backup accommodation for events;
- w) Visitor feedback was overwhelmingly positive, with the park winning TripAdvisor's Travellers' Choice Award for 2025, placing it in the top 10% globally;
- x) Holiday lets were performing well despite regional booking declines;
- y) The park maintained strong partnerships with schools, offering enrichment weeks, archaeology projects, and outdoor workshops;
- z) The Garden Battery would be restored with interpretation, bat mitigation, and public access, supported by £942,000 in capital funding and ongoing revenue contributions;
- aa) The park's conservation management plan would guide future priorities, including restoration of the French Conservatory and non-roof structures;
- bb) The park's cruise tourism potential was discussed, with links to Captain Cook's voyages and global sites named after Mount Edgcumbe.

In response to questions, the Committee discussed:

- cc) Filming enquiries were unpredictable, ranging from small adverts to major productions, with income varying accordingly;
- dd) The deer park's carrying capacity was approximately 200 deer, with current numbers at 150. Deer culling would be necessary for biodiversity and food chain integration;
- ee) Venison from culled deer could be used in the Orangery café, with conservation rather than farming as the guiding principle;
- ff) The Sandways site posed safety risks due to cliff instability and flooding. Signage and restoration to a natural state were being considered. Plymouth and Cornwall Councils had committed to exploring alternative campsite locations in consultation with the Camping Association, subject to planning and environmental constraints;

- gg) Volunteer demographics had broadened, with younger participants and partnerships with the MOD and Secure Forest supporting veterans;
- hh) School partnerships included enrichment weeks, archaeology projects, and outdoor learning, with over 1,800 pupils participating annually;
- ii) A memorial bench system was in place enabling members of the public to fund benches across the park;
- jj) Cruise tourism links to Mount Edgcumbe, Plymouth and other global sites named 'Mount Edgcumbe' such as in Alaska, were discussed.

**Action:** Staff to investigate potential for bench installations between the Cairns and Milton Temple.

The Committee agreed:

- I. To note the Park Manager's Report.

## 8. **Development Manager's Report**

Chris Burton (Park Manager) and David Marshall (Business Development Manager) introduced the Development Manager's Report and discussed:

- a) A business development plan was being created to accompany the Conservation Management Plan, ensuring all commercial initiatives were properly explored, assessed and authorised;
- b) The park's income sources were presented via a pie chart, showing residential tenancies and land rents as the largest contributors, totalling approximately £402,000;
- c) The Committee had previously supported difficult decisions, including increasing chalet rents, which helped bring the park closer to a zero-subsidy budget;
- d) Holiday accommodation income had grown significantly, from one let to a portfolio generating £174,000 annually;
- e) Visitor income, particularly car parking, was a major revenue stream but remained fragile due to weather dependency and the cost of increasing charges;
- f) Car parking increases required a formal process through the councils, costing around £3,000 per adjustment, making incremental changes impractical;
- g) Commercial rents from microbusinesses were another key income source;
- h) A chart was presented showing income and expenditure trends. In 2021–22, the park had nearly achieved a balanced budget however, cost-of-living pressures had since increased wages and bills;

- i) The park's subsidy had decreased significantly since 2010–11, reflecting improved financial performance and reduced reliance on council funding;
- j) The park aimed to focus on low-effort, high-reward commercial opportunities, and avoid resource-intensive events that strained ranger capacity;
- k) Third-party events were preferred due to their high yield and minimal operational burden;
- l) Officers planned to engage with the Ministry of Defence regarding underpriced leases. The MOD currently paid £25 annually for ten buildings, compared to £23,000 paid by Cremyll Ferry for three buildings. Officers acknowledged that MOD leases might be tightly bound by legal agreements, but intended to explore renegotiation opportunities to reflect the value of the facilities used;
- m) The park was regularly used by the military, including the Royal Marines and Navy, and had always supported their activities;
- n) Officers believed the MOD should contribute appropriately to the park's upkeep, reflecting the value of the facilities used.

In response to questions, the Committee discussed:

- o) Challenges with commercial sensitivities due to the removal of the Joint Subsidy which required the park to maximise business development opportunities;
- p) The importance of aligning commercial strategy with conservation goals and operational capacity.

The Committee agreed:

- I. To note the Development Manager's Report.

## 9. **Mount Edgcumbe Fire Damage Options Appraisal**

Chris Burton (Park Manager) introduced the Fire Damage Options Appraisal and discussed:

- a) The fire at the Barrow Centre in February 2025 had been a tragic and unexpected event, affecting residents, businesses, and visitors to the Country Park;
- b) Over 40 fire officers had attended the incident, and the community response had been exceptional, with support coordinated by Councillor Kate Ewert;
- c) The incident had diverted capacity from other projects due to its urgency and had financial implications, including insurance considerations;
- d) The report presented to the Committee included an options appraisal for the refurbishment of the Barrow Centre, with four options considered and a recommended approach from officers;

- e) Members were invited to review the detailed documentation and consider the officer recommendation.

Tamsin Daniel (Protected and Historic Landscapes Manager, Cornwall Council) added:

- f) Arcadis and Bailey's Partnership had been engaged to conduct the options appraisal and condition survey;
- g) Four options were considered, with Option 2 recommended: a sympathetic restoration that met current building regulations and improved commercial potential;
- h) A like-for-like restoration (Option 1) was not feasible due to regulatory constraints;
- i) Option 2 allowed for internal layout improvements, fire regulation compliance, and enhanced functionality;
- j) Decarbonisation measures were included where feasible, such as high-efficiency heating systems and LED lighting;
- k) The building's Grade II listing and location within a Grade I park imposed planning constraints;
- l) Insurance requirements mandated completion within two years, limiting the scope for extended funding exploration;
- m) The restoration would not preclude future enhancements, including further decarbonisation measures;
- n) A heritage impact assessment would be undertaken, and planning applications submitted;
- o) Bailey's Partnership would manage the project through tender preparation, building consent, and delivery.

In response to questions, the Committee discussed:

- p) The future use of the restored accommodation, with officers confirming it would be reinstated for residential use, subject to a future business case;
- q) The importance of keeping divisional members informed, particularly where cross-boundary governance was involved;
- r) A commitment was made to engage local councillors following the next working group meeting;
- s) The need to ensure planning and communications were coordinated to avoid community confusion;

- t) The structural integrity of the roof trusses was discussed, with officers confirming that new trusses would meet modern standards and accommodate future infrastructure;
- u) The restoration would use slate roofing and robust materials, with flexibility for future decarbonisation;
- v) The project would include energy efficiency upgrades, such as LED lighting, and would improve upon the previous building's standards;
- w) The impact on businesses during construction was considered, with scaffolding delayed until September to avoid disruption during peak season;
- x) Officers confirmed that scaffolding would be self-supporting and erected by mid-October, with winter works planned to minimise business impact;
- y) The restoration process could serve as a public engagement opportunity, showcasing traditional building techniques and attracting interest during the low season;
- z) A technical question was raised regarding the use of the SCAPE framework and subcontracting to Arcadis. Officers confirmed that Arcadis held the overarching contract and subcontracted to Bailey's Partnership for delivery, with no additional cost to the councils.

**Action:** Officers to provide a written response regarding the SCAPE framework and subcontracting arrangements with Arcadis.

The Committee agreed:

1. To endorse Option 2 – a sympathetic restoration of the fire-damaged areas of the Grade II listed Barrow Centre, incorporating necessary regulatory upgrades for compliance with current building regulations;
2. To note that the recommendation would be referred to the relevant Cabinet Members of Plymouth City Council and Cornwall Council for formal approval;
3. To request that local Councillors and Co-chairs were engaged following the next working group meeting.

## 10. Finance Monitoring Report

Jozef Lewis (Lead Accountant) introduced the report and discussed:

- a) The 2024/25 revenue outturn showed a £138,000 adverse variation to budget, which was equally funded by Plymouth City Council and Cornwall Council;
- b) The main areas of overspend were energy costs, holiday let and wedding income shortfalls, parking income pressures, and grounds maintenance costs, including ash dieback management;

- c) The 2025/26 approved budget targeted a net zero position, with £1.1 million of income set against £1.1 million of expenditure;
- d) The removal of the joint authority subsidy in 2022/23 made achieving a net zero budget an ongoing challenge;
- e) Salary costs had increased by £106,000 over the past three years, driven by national wage increases and employer contributions. A further £12,593 was projected in 2025/26 due to increased National Insurance contributions;
- f) The report included three key tables: the 2024/25 outturn, the 2025/26 revenue budget, and the capital programme;
- g) The capital programme included approved and pipeline projects, such as the Garden Battery and English Garden House, which had been discussed earlier in the meeting;
- h) Section 4 of the report highlighted risks to achieving the 2025/26 net zero target, with similar pressures to the previous year, including energy costs and income volatility.

In response to questions, the Committee discussed:

- i) The breakdown of staffing and operations income, which included donations and Natural England grant funding. It was suggested that future reports separate out donations revenue into a separate stream;
- j) The cost of staffing for weddings and events. It was confirmed that agency staff were vetted and sourced locally through approved networks;
- k) Potential for improving energy efficiency in the main building, particularly in light of planned works on the Barrow Centre. Officers confirmed that a decarbonisation strategy was being developed in partnership with Cornwall Council and would be presented at a future meeting;
- l) The Conservation Management Plan would help identify opportunities for decarbonisation, including potential funding sources such as the National Lottery and council decarbonisation funds;
- m) The importance of balancing heritage considerations with energy efficiency improvements, including the use of low-profile windows and other sympathetic interventions;
- n) A suggestion was made to quantify the value of volunteer contributions using social value metrics, such as assigning a per-day value to volunteer hours. Officers agreed that this could be explored in future reports to better reflect the park's wider impact on health, wellbeing, and community engagement.

**Action:** Future finance outturn reports to include a separate stream for donation revenue;

**Action:** Future reports to consider quantifying the value of volunteer contributions using social value metrics.

The Committee agreed:

1. To note the financial position contained in the report;
2. To note the capital programme as outlined.

11. **Friends of Mount Edgumbe Report**

Ben Church (Chair, Friends of Mount Edgumbe Country Park) introduced the report and discussed:

- a) The Friends group worked closely with park management to jointly and independently fund projects each year;
- b) Membership had increased from 730 to 780 in the past six weeks, supported by a new online platform and card payment system that made joining easier;
- c) In 2025, the Friends contributed:
  - i. £20,000 towards the restoration of the English Garden House, helping to initiate the project;
  - ii. £4,000 for annual garden planting;
  - iii. £4,000 to support an archaeological dig involving two local schools, which had received positive feedback from pupils and parents;
  - iv. £4,000 committed to statues and interpretation boards, alongside the garden planting contribution;
  - v. £6,000 to support the Camellia Trail, including interpretation boards and signage to enhance visitor understanding of the park's botanical history.
- d) The Easter Egg Hunt was a successful event, attracting over 400 children and raising funds for the park;
- e) The cancellation of the Classic Car Show was a disappointment, following a year of planning. The Friends hoped to bring the event back in 2025;
- f) The Friends Lodge continued to operate successfully as an information point and shop, staffed by volunteers and serving as a key visitor hub near the ferry landing;
- g) The Friends group remained committed to supporting the park and encouraging members to take on more proactive roles, with the new online platform improving communication and engagement.

In response to questions, the Committee discussed:

- h) The significant contribution of the Friends group to nature, heritage, and community engagement projects;

- i) The challenge of coordinating over 700 volunteers and the value of their ongoing support.

The Committee agreed:

1. To note the Friends of Mount Edgcumbe Report;
2. To formally record thanks to the Friends group for their continued contributions to the park.

12. **Action Log**

The Committee agreed to note the action log.

13. **Exempt Business**

The Joint Committee agreed to pass a resolution under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in paragraph(s) 1, 2 & 3 of Part I of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

14. **Part II Minutes**

The Committee agreed the Part II minutes of the meeting held on 15 November 2024 as a correct record.

15. **Tenancy Update**

This item was considered in Part 2

The Committee agreed:

1. To note the Tenancy update.

*(Please note, there is a confidential part to this minute.)*

16. **Business Planning**

This item was considered under Part 2.

The Committee agreed:

1. To note the Business Planning update;
2. To receive a full business planning paper at the November 2025 meeting.

*(Please note, there is a confidential part to this minute.)*



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# Mount Edgcumbe Joint Committee



Date of meeting:	14 November 2025
Title of Report:	<b>Mount Edgcumbe Budget Monitoring 2025/26</b>
Lead Member:	Councillor Jemima Laing (Deputy Leader, and Cabinet Member for Children's Social Care, Culture and Communications)
Lead Strategic Director:	Glenn Caplin-Grey (Strategic Director for Growth)
Author:	Christopher Burton, Mount Edgcumbe Park Manager
Contact Email:	Chris.Burton@plymouth.gov.uk
Your Reference:	2025/26 Month 6
Key Decision:	No
Confidentiality:	Part I - Official

## Purpose of Report

Presents the Month 6 monitoring position of Mount Edgcumbe for the financial year 2025/26

## Recommendations and Reasons

It is recommended that Joint Committee:

- Notes the financial position contained in the report along with the risks, issues and any mitigating actions.
- Notes the capital programme.

## Alternative options considered and rejected

None

## Relevance to the Corporate Plan and/or the Plymouth Plan

This monitoring report links to delivering the priorities within the Council's Corporate Plan.

## Implications for the Medium Term Financial Plan and Resource Implications:

Former years joint authority subsidy budgets were removed 2022/23 onwards.

The target budget ongoing remains a breakeven position, whereby circa £1.1m of income is currently budgeted to meet £1.1m of costs.

Opportunities to maximise existing and future income streams continues to be balanced against the need to meet rising costs.

## Financial Risks

A forecast 2025/26 £0.118m adverse variation would be supported equally by Plymouth CC and Cornwall CC. Mount Edgcumbe are not reporting any additional risks that may increase the forecast level of overspend.

## Legal Implications

None arising from this report

Provided by AC

## None

*\* When considering these proposals members have a responsibility to ensure they give due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not.*

*\*Add rows as required to box below*

Ref.	Title of Appendix	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</i>						
		1	2	3	4	5	6	7
A	Mount Edgcumbe Budget Monitoring 2025/26							

*\*Add rows as required to box below*

Please list all unpublished, background papers relevant to the decision in the table below. Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based.

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Fin	ITG.2 5.26.0 79	Leg	LS/00 0019 66/1/ AC/4/ 11/25	Mon Off	N/A	HR	N/A	Assets	N/A	Strat Proc	N/A
Originating Senior Leadership Team member: Glenn Caplin-Grey											
Please confirm the Strategic Director(s) has agreed the report? Yes											
Date agreed: 04/11/2025											
Cabinet Member approval: Councillor Tom Briars-Delve											
Date approved: 06/11/2025											

## **Section I**

### **I.1 Commentary on 2025/26 Month 6 revenue monitoring**

The breakeven target budget, whereby circa £1.1m of income was budgeted to meet £1.1m of costs is currently forecast not to be achieved in 2025/26.

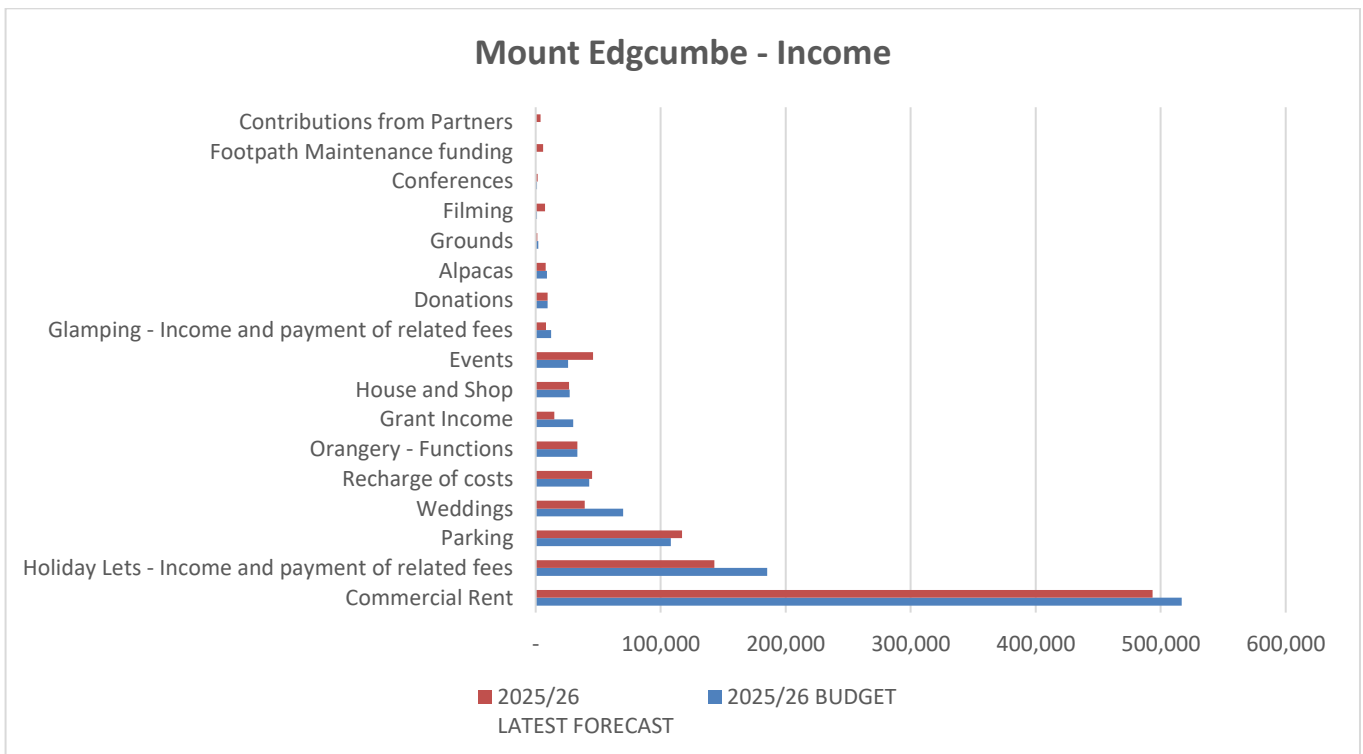
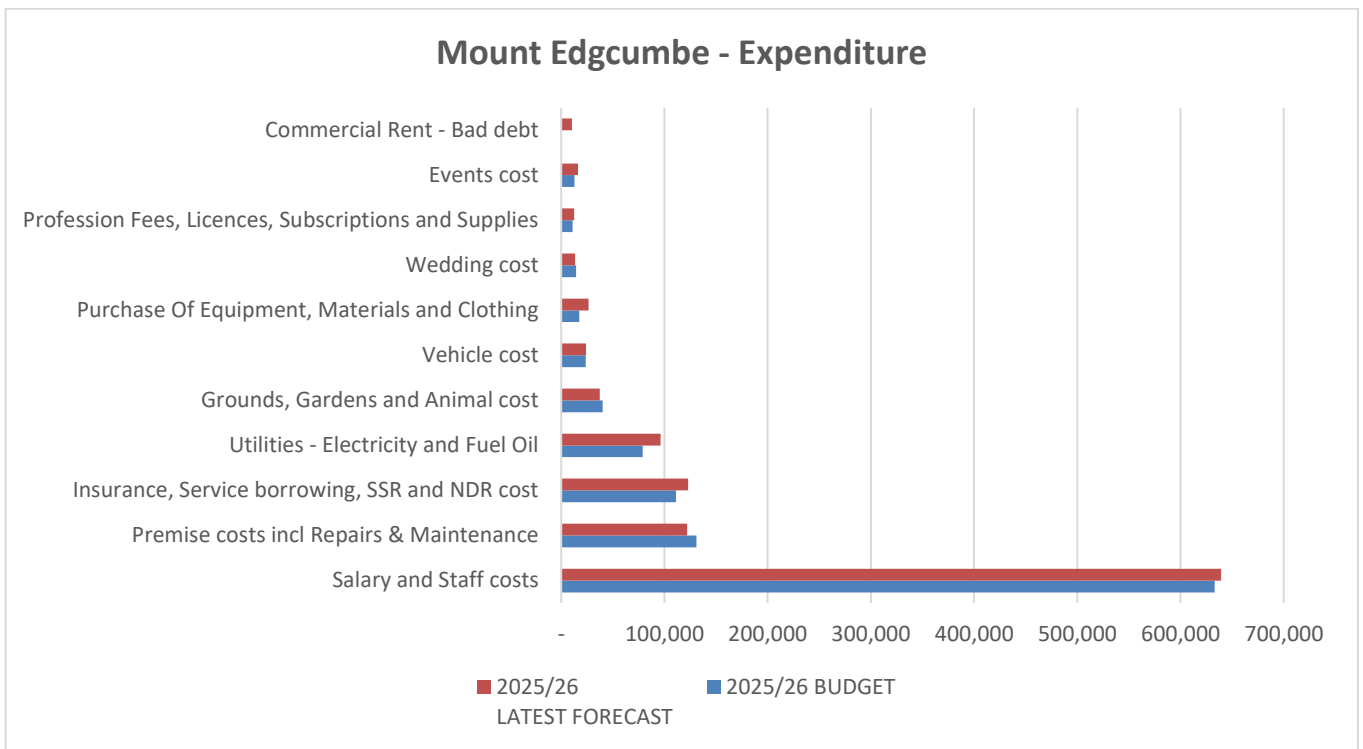
The forecast £0.118m adverse variation will be supported equally by Plymouth CC and Cornwall CC. The last few years have been challenging and the £0.118m variation is primarily due to electricity costs, rent income, holiday let income, wedding income and stewardship grant funding pressures.

The Mount Edgumbe team have been able to secure increased Events and Filming income in 2025/26, and this has helped to offset some of the above pressures.

In February 2025 there was a serious fire within the Mount Edgumbe Barrow Centre, predominantly affecting one wing which provided visitor and staff residential accommodation. The property is insured and costs are being separately captured to manage the insurance claim. The councils are actively engaged with the appointed Loss Adjuster and an initial payment of £350,000 of insurance was received in 2024/25 to facilitate immediate works to safeguard the building and alternative accommodation for affected staff. The Loss Adjuster is satisfied with the refurbishment cost plan and programme with a target completion date of 15 March 2027.

## I.2 2025/26 Month 6 revenue budget monitoring - Financial summary

Business Type	2024/25 Budget			2024/25 Outturn			Variation to net Budget	Comments
	Income	Expenditure	Net	Income	Expenditure	Net		
	£'000	£'000	£'000	£'000	£'000	£'000		
Staffing & Operations	(14)	672	658	(15)	663	648	(10)	Staff cost saving (offsets below agency pressure)
House	(27)	51	24	(27)	72	45	21	Electricity and agency staff cost pressures
Gardens	0	14	14	(4)	17	13	(1)	
Grounds	(30)	157	127	(21)	165	144	17	Stewardship grant income pressure and Insurance cost pressures
Fire – February 2025	0	0	0	(265)	265	0	0	Insurance funding offsetting fire related costs
Trading Activities:								
Alpacas	(9)	9	0	(8)	10	2	2	
Horse and Carriage	(6)	6	0	(12)	14	2	2	
Conferences	(1)	0	(1)	(2)	1	(1)	0	
Rents	(183)	47	(136)	(165)	62	(103)	33	Electricity cost and a reduction in rent income
Chalets	(405)	0	(405)	(401)	10	(391)	14	Bad debt write-off
Parking	(108)	7	(101)	(117)	9	(108)	(7)	
Events	(26)	13	(13)	(46)	16	(30)	(17)	New event income
Holiday Lets	(229)	121	(108)	(167)	96	(71)	37	Booking Income
Glamping	(15)	11	(4)	(10)	10	0	4	
Weddings	(70)	15	(55)	(39)	13	(26)	29	Booking Income
Filming	(1)	0	(1)	(8)	0	(8)	(7)	
Misc. Activities	(2)	3	1	(1)	3	2	1	
Total Operations	(1,126)	1,126	0	(1,308)	1,426	118	118	
Subsidy								
Cornwall CC			0			59	59	
Plymouth CC			0			59	59	
Total Deficit / (Surplus)			0			118	118	

**I.3 2025/26 Revenue Month 6 budget monitoring – Supporting tables**

**Section 2****2.1 Revenue budget planning 2026/27**

Initial budget planning work is underway for 2026/27. The joint authority budgeted investment in Mount Edgcumbe was removed for 2022/23, and this will be the target ongoing. Opportunities to maximise existing and future income streams continues to be balanced against the need to meet rising costs.

The Mount Edgcumbe business development plan is an ongoing key piece of work. This plan will support the setting of the net zero budget 2026/27.

**Section 3****3.1 Approved Capital Programme**

Project	Funding	Prior Year	2025/26	2026/27	Total
		£'000s	£'000s	£'000s	£'000s
Mount Edgcumbe Orangery Toilets	Service borrowing, FOME contribution & capital receipt	135	3	0	138
Mount Edgcumbe Deerfield Carriages	Service borrowing	53	0	0	53
Mount Edgcumbe Garden Battery Enabling Works	Capital receipt & Heritage Lottery Fund Grant (from National Marine Park)	5	53	0	58
Mount Edgcumbe English Garden House	FOME contribution, Historic England grant & DEFRA grant	321	5	0	326
Mount Edgcumbe Marquee	Capital receipt	11	9	0	20
		525	70	0	595

**3.2 Capital Commentary**

Mount Edgcumbe have a capital receipt available of £289k from chalet sales. £115k of the capital receipt has been endorsed at the Capital Programme Officers Group (CPOG) to be used to renovate a Chalet into an income generating holiday let.

The remainder of the capital receipt will be used as match funding for a bid put forward for a new Marquee. If successful, the project will be financed by grant and the remaining capital receipt.

The Orangery Toilets project is now complete with the final invoice paid in 2025/26.

The Deerfield Carriages project is now complete. The horses have been sold but the stables are being kept and will be rented out to generate income for the park.

The Garden Battery works are currently going ahead and form part of the overall National Marine Park project.

The English Garden House project has almost reached full completion. We are now waiting for the final costs to come in. This was financed from a £20k contribution from FOME, £50k grant from Historic England and £256k grant from Cornwall National Landscape (DEFRA funded)

**Section 4****4.1 2025/26 Risk Register**

Risks are recorded below to reflect those activities that may happen and could affect the monitoring position.

Mt Edgumbe financial risks		£'000s
None		0

**Section 5****5.1 Recommendations**

It is recommended that Joint Committee:

- Notes the financial position contained in the report along with the risks, issues and any mitigating actions.
- Notes the capital programme.

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# Mount Edgcumbe Joint Committee



Date of meeting: 14 November 2025  
 Title of Report: **Park Activity to Nov 2025**  
 Lead Member: Councillor Jemima Laing  
 Lead Strategic Director: Glenn Caplin-Grey (Strategic Director for Growth)  
 Author: Chris Burton (Park Manager)  
 Contact Email: chris.burton@plymouth.gov.uk  
 Your Reference: n/a  
 Key Decision: No  
 Confidentiality: Part I - Official

## Purpose of Report

The report provides an update on activities in the park from July 2025 to November 2025

## Recommendations and Reasons

For the Joint Committee to note the update.

## Alternative options considered and rejected

n/a

## Relevance to the Corporate Plan and/or the Plymouth Plan

In line with the Council's priorities, the Park provides a vibrant cultural offer and supports the Corporate Plan priorities of 'Providing Quality public services', and 'Green investment, jobs, skills and better education'.

## Implications for the Medium Term Financial Plan and Resource Implications:

The financial implications are set out in the revenue monitoring report which is included as a separate agenda item.

## Carbon Footprint (Environmental) Implications:

n/a

## Other Implications: e.g. Health and Safety, Risk Management, Child Poverty:

n/a

## Appendices

Ref.	Title of Appendix	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 1 of the Local Government Act 1972 by ticking the relevant exemption paragraph number.</i>

		1	2	3	4	5	6	7
A	Park Report Briefing							

**Background papers:**

\*Add rows as required to box below

Please list all unpublished, background papers relevant to the decision in the table below. Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based.

Title of any background paper(s)	Exemption Paragraph Number (if applicable)						
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	1	2	3	4	5	6	7

**Sign off:**

Fin	N/A	Leg	N/A	Mon Off	N/A	HR	N/A	Assets	N/A	Strat Proc	N/A
Originating Senior Leadership Team member: David Draffan											
Please confirm the Strategic Director(s) has agreed the report? Yes, Glenn Caplin-Grey											
Date agreed: 06/11/2025											
Cabinet Member approval: Councillor Tom Briars-Delve											
Date Agreed: 06/11/2025											

## 1.0 Introduction

- 1.1 This report informs members of the major new works and activities conducted since July 25.

## 2.0 Park Matters

- 2.1 The Park is working closely with Natural England, English Heritage, and the Forestry Commission to put the Park into a new Countryside Stewardship Higher Tier agreement for the next ten years, running from Spring 2026.

The Parks Woodland Management Plan (WMP) has been accepted by the Forestry Commission; this will enable the Park to obtain both revenue and capital funding for woodland works for the next ten years. The WMP breaks the Parks woodlands up into management parcels with management prescriptions for each parcel. These management prescriptions will involve removal of non-native species, planting, thinning, coppicing along with some capital works on non-roofed structures, within woodlands, such as deer walls. The Forestry Commission manages the woodland component of this Countryside Stewardship Scheme.

The Deer Management Plan, recently completed, will provide the basis of deer management as part of the above WMP and is currently being reviewed by the Forestry Commission. Deer surveys will take place this winter to estimate population numbers and management for the Park. Of particular interest is the use of new technology such as drones for undertaking these surveys and training is being given to staff on the use of these technologies as management tools.

The rest of the Park, The Deer Park, Barrow Field, Penlee, part of Rame, The Menadue and Whitsand Bay will also be part of the Countryside Stewardship Higher Tier Application. The Park management has been working on the ground with Natural England, Historic England and Land Use Consultants (LUC) on the various habitat management prescriptions for each individual land block. These land blocks will receive revenue payments for landscape management and capital works payments. This is a not an unsubstantial bit of work but will provide a ten-year revenue and capital funding package, protecting the Grade One Registered Park and Garden for the next generation.

These surveys of both the natural and built heritage of the site will provide a register of the Park's importance in terms of its landscape, nature conservation and built heritage. The Park's international importance for species such as the waxcaps will be highlighted formally for the first time.





- 2.2 The Ranger Team has now completed the fencing of the Deer Park and is undertaking improvement works to the deer leaps so that we can manage population levels when we have the new survey data, this management will be directed by and inform the Deer Management Plan.

With over 7km of fencing to repair this has taken over four years and was a long-term project first brought to the Joint Committee some six years ago. In addition, it has involved over two thousand volunteer hours for which we are very grateful.

This work has been boosted by help from Royal Navy recruits through a partnership with Secure Forests and HMS Raleigh.

There has been a deer herd at the Park since 1515 and it is an integral part of the Park's landscape. This practical work, stewardship funding and the Deer Management Plan will see this Tudor legacy continue well into the future, with this historic herd bringing enjoyment free of charge to the Park's visitors and local users.

- 2.3 The Park has started initial enabling works on the Garden Battery. This is a Heritage Lottery funded (awarded £942,000 as part of the National Marine Park New Horizons) gateway site to the Plymouth Sound National Marine Park and will act as a 'Heritage Hub' for the whole Marine Park. The main works to the Battery will start next spring.

The building will be receiving a new roof, new access provision, bat hibernaculum, improved drainage, floor repairs and interpretation within the building.

This new 'exploration space' will tell the story of Mount Edgcumbe and its role in the development and protection of the Plymouth Sound. It will be a public facing free to enter building that helps connect up the heritage of the area and Rame Peninsula and tell the important story of the Edgcumbe's involvement in the defence of Plymouth.

- 2.4 Consolidation works continue around the English Garden House, working with Chris Miners from Historic England and a Conservation Architect. Phase two of works on the inside of the building is in its early planning stages, with conversations about how this might go forward and be funded, taking place with the relevant officers. The Conservation Management plan will help direct these works and set priorities.
- 2.5 The Park hosted a number of community archaeology events over the summer, culminating in a weeklong 'Big Dig' at Barn Pool. This community dig uncovered some fantastic finds, including what is a sizeable corner of a building. Current indications are that this could be part of the medieval chapel of West Stonehouse but that is speculation at the moment. Various finds including Roman Coins were also recorded. The community stats are very impressive, with 220 members of the public attending the dig over the week and great fun was had by all. This Dig was funded through the National Marine Park and delivered in partnership with the Ships Project.



- 2.6 Work has commenced on the National Camellia Trail with the Head Gardener and Park Manager working with a designer to develop a new trail. The new trail will have a number of new interpretation boards that tell a story of the Camellia and its origins and its use in landscape planting since the 17<sup>th</sup> century. The new trail will be opened in March.
- 2.7 The maintenance team have been busy as ever with 56 listed buildings and 10 holiday lets. Much of the work is often unspectacular and often urgent in particularly when involving holiday lets. Of particular note this summer have been the restoration of our formal benches, fixing a large garden subsidence hole, replacement of Orangery gutters, Garden Battery drainage works, and repair of the roof on Unit I.

- 2.8 The Garden Team has improved more formal beds by the French Conservatory and have through funding from the Friends of Mount Edgcumbe been able to prepare for a new laurel hedge and planting scheme. Much of the summer months are taken up with cutting over 4km of formal hedges.
- 2.9 The Park hosted another waxcap fungi training day for the National Trust. Our world class assemblage of Waxcap fungi being the star as usual. To put this into context to be internationally important a site has to have 22 species we have 28 so far identified in the Park. We have a species which are on the IUCN red list and another that is threatened with global extinction. A species-specific management plan is underway to help the Park manage this very important habitat.
- 2.10 The Park has put its ewes to tup this autumn, which means the return of the popular lambing display and also the Park can use this conservation flock on other sites throughout its land holding, where conservation grazing is desirable. Indeed, this is a key part of the new Stewardship agreement. The lambs, as well as the alpacas, are always a very popular attraction to the Park's visitors, and this is reflected in Trip Advisor reviews.



- 2.11 Another section of drystone wall or 'Cornish Hedge' has been completed in partnership with Secure Forests by the Artists Platz this is part of the old wall line that framed the lower gardens, this has been a great partnership and an opportunity for local ex-servicemen and Park Rangers to learn new skills. This is one of a number of small-scale projects in which the Park has been able to utilise people power from Secure Forest training courses and students.
- 2.12 We have completed 3100 volunteer hours over the last reporting period. This demonstrates the huge value of volunteers to the Park, as well as the importance the Park has for peoples' wellbeing, whether they are part of a city business on an away day, and individual volunteering or a group undertaking an arranged activity. We continue to work with the Navy recruits of HMS Raleigh and those ex-service personnel on Secure Forests courses. We have also had particular success with local businesses having team building and away days such as EE, DWP, Babcock and the Land Registry.

### 3.0 Events

- 3.1 The Park had a full Events schedule this summer with nearly every available space taken. It continues its partnership with Miss Ivy Events and the Armchair Adventure festival and is busy creating new events for the next season. This year we have seen some 20,000 visitors to specific events with over 2000 children through organised school visits.

The Classic car show was sadly cancelled this year with Cornwall Hospice Care no longer able to continue with the event. We are looking for another charity to partner with for next year's event. This event has been a fixture at the Park for some years initiated by the late Earl of Mount Edgcumbe.



## 5.0 Summary

Work on the refurbishment of the fire-damaged Barrow Centre (subject of a separate update) continues to move on with scaffolding likely to be completed by the date of this Joint Committee, with a site handover to Cornwall Council from the term contractor JNE due at the end of November. This is with a view to commencing building works in January with a completion date of March 2027.

This reporting session has seen us concentrating on planning for the future with Stewardship applications and Business Development Plans. It has also been a challenging year with the fire, and the continued cost of living crisis but we expect to be able to deliver a Park free of charge with minimum taxpayer burden into the next decade. This is likely to be made easier next year with the income available from the new Higher Tier Countryside Stewardship agreements and at least one more large-scale event.

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# Mount Edgumbe Joint Committee



Date of meeting:	14 November 2025
Title of Report:	<b>Mount Edgumbe Barrow Centre Rebuild Update</b>
Lead Member:	Councillor Jemima Laing (Deputy Leader, and Cabinet Member for Children's Social Care, Culture and Communications)
Lead Strategic Director:	Glenn Caplin-Grey (Strategic Director for Growth)
Author:	Tamsin Daniel, Protected & Historic Landscapes Manager, Cornwall Council
Contact Email:	<a href="mailto:tamsin.daniel@cornwall.gov.uk">tamsin.daniel@cornwall.gov.uk</a>
Your Reference:	2025/26 MECP Joint Committee
Key Decision:	No
Confidentiality:	Part I - Official

## Purpose of Report

To provide an update to the Joint Committee on the progress of the refurbishment of the Barrow Centre building at Mount Edgumbe Country Park.

## Recommendations and Reasons

- I. It is recommended that the Joint Committee:
  - Notes the report and programme

## Alternative options considered and rejected

- I. None

## Relevance to the Corporate Plan and/or the Plymouth Plan

This monitoring report links to delivering the priorities within Cornwall Council and Plymouth City Council's Corporate Plans, including 'Providing quality public services', and 'Green investment, jobs, skills and better education'.

## Implications for the Medium Term Financial Plan and Resource Implications:

None.

## Financial Risks

There are no direct financial risks from the Joint Committee considering this report.

There is the financial risk that the 24-month indemnity period will expire before the damaged wing of the Barrow Centre can be brought back into residential use; the loss of income may be several weeks given that the indemnity period expires on 4 February 2027 and the current completion date for reinstatement works is 15 March 2027.

The reinstatement works as per current cost plan (including fees) and current programme has been approved by the Loss Adjuster.

At the last MECP Joint Committee, it was agreed that we would instruct a 'like for like' replacement, with any upgrades required for compliance with Building Regulations. Should any variations be made that are not approved by the Loss Adjuster, the two councils would have to fund this over and above the current excess liability.

### Legal Implications

None.

### Carbon Footprint (Environmental) Implications:

There will be a reduction in carbon footprint as we are improving energy efficiency of the building where possible with the refurbishment of the property.

### Other Implications: e.g. Health and Safety, Risk Management, Child Poverty:

CDM issues have been identified with the handover of the works to date from Plymouth City Council to Cornwall Council and various options are being explored.

### Appendices

Ref.	Title of Appendix	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</i>						
		1	2	3	4	5	6	7
A	Barrow Centre Project Programme							

### Background papers:

\*Add rows as required to box below

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	1	2	3	4	5	6	7

### Sign off:

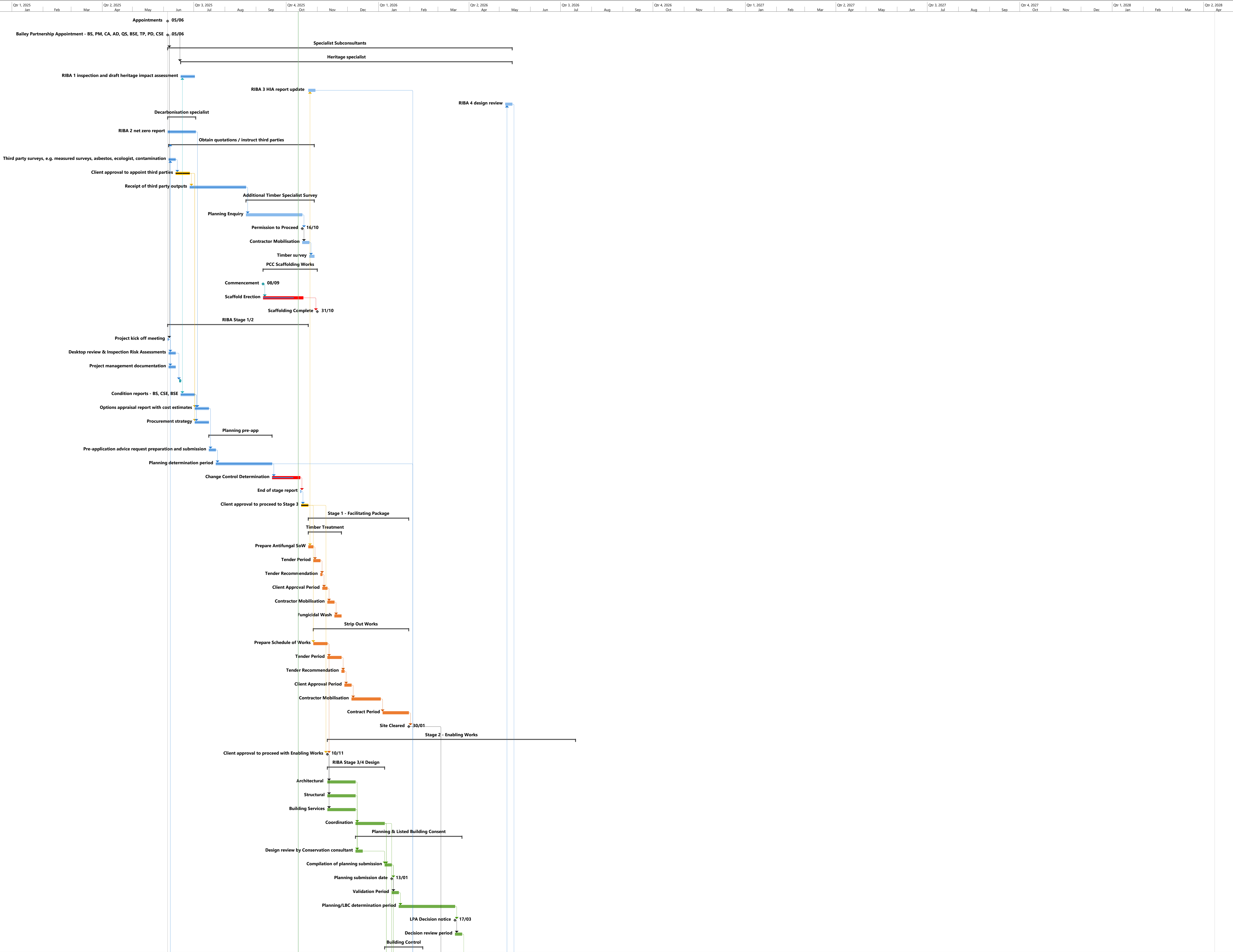
Fin	N/A	Leg	N/A	Mon Off	N/A	HR	N/A	Assets	N/A	Strat Proc	N/A
Originating Senior Leadership Team member: Glenn Caplin-Grey											
Please confirm the Strategic Director(s) has agreed the report? Yes											
Date agreed: 05/11/2025											

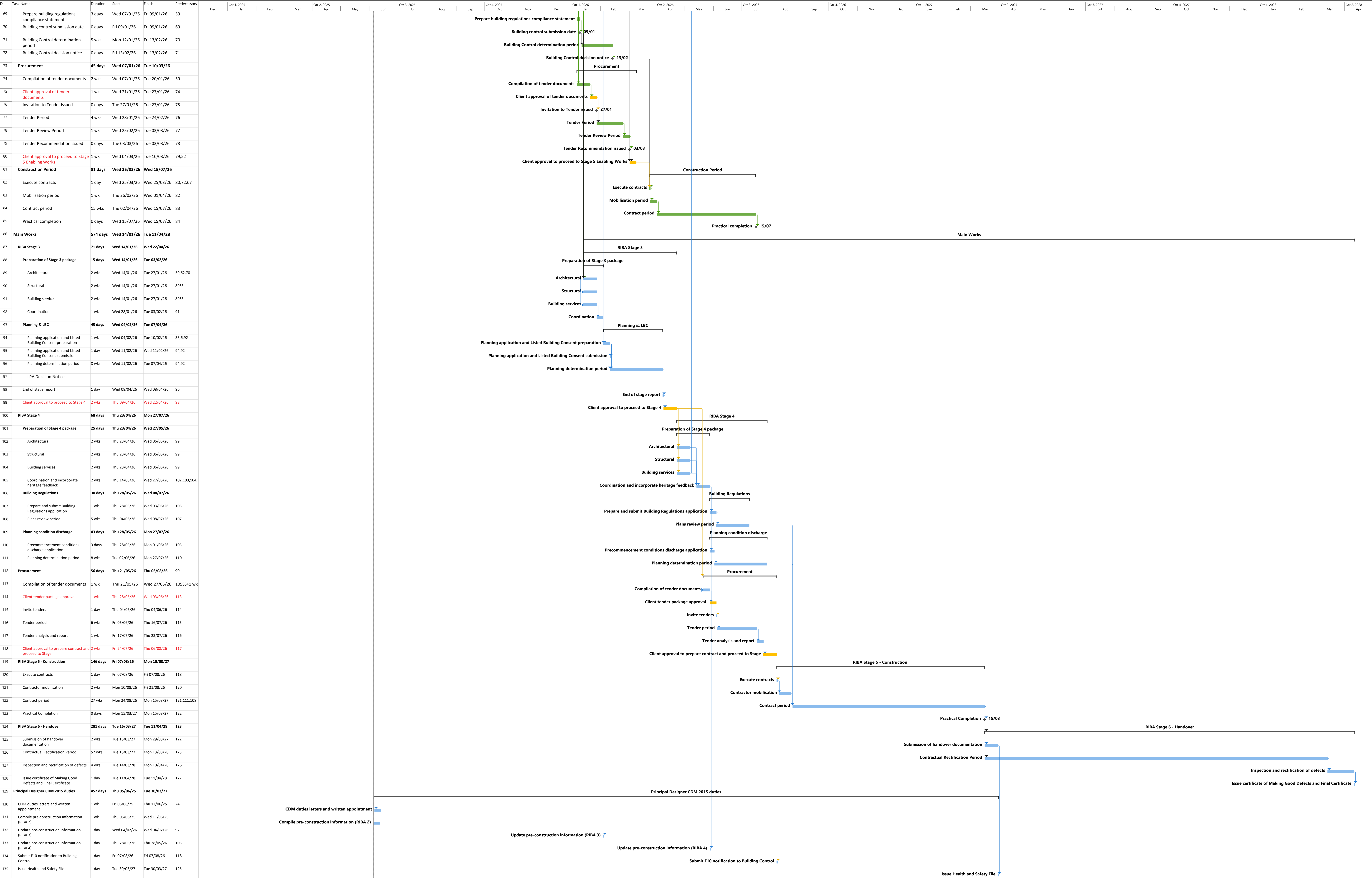
Cabinet Member approval: *Councillor Tom Briars-Delve*

Date approved: 06/11/2025

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ID	Task Name	Duration	Start	Finish	Predecessors
1	Appointments	0 days	Thu 05/06/25	Thu 05/06/25	
2	Bailey Partnership Appointment - BS, PM, CA, AD, QS, BSE, TP, PD, CSE	0 days	Thu 05/06/25	Thu 05/06/25	
3	Specialist Subconsultants	234 days	Thu 05/06/25	Wed 13/09/26	2
4	Heritage specialist	225 days	Wed 18/06/25	Wed 13/09/26	2
5	RIBA 1 inspection and draft heritage impact assessment	2 wks	Wed 18/06/25	Tue 01/07/25	27
6	RIBA 3 HIA report update	1 wk	Thu 23/10/25	Wed 29/10/25	36
7	RIBA 4 design review	1 wk	Thu 07/05/26	Wed 13/05/26	102,103,104
8	Decarbonisation specialist	20 days	Thu 05/06/25	Wed 02/07/25	
9	RIBA 2 net zero report	4 wks	Thu 05/06/25	Wed 02/07/25	
10	Obtain quotations / instruct third parties	103 days	Fri 06/06/25	Tue 28/10/25	24
11	Third party surveys, e.g. measured surveys, asbestos, ecologist, contamination	1 wk	Fri 06/06/25	Thu 12/06/25	24
12	Client approval to appoint third parties	2 wks	Fri 13/06/25	Thu 26/06/25	11
13	Receipt of third party outputs	8 wks	Fri 27/06/25	Thu 21/08/25	12
14	Additional Timber Specialist Survey	48 days	Fri 22/08/25	Tue 28/10/25	
15	Planning Enquiry	8 wks	Fri 22/08/25	Thu 16/10/25	13
16	Permission to Proceed	0 days	Thu 16/10/25	Thu 16/10/25	15
17	Contractor Mobilisation	1 wk	Fri 17/10/25	Thu 23/10/25	16
18	Timber survey	3 days	Fri 24/10/25	Tue 28/10/25	17
19	PCC Scaffolding Works	40 days	Mon 08/09/25	Fri 31/10/25	
20	Commencement	0 days	Mon 08/09/25	Mon 08/09/25	
21	Scaffold Erection	6 wks	Mon 08/09/25	Fri 17/10/25	20
22	Scaffolding Complete	0 days	Fri 31/10/25	Fri 31/10/25	21FS+2 wks
23	RIBA Stage 1/2	100 days	Thu 05/06/25	Wed 22/10/25	
24	Project kick off meeting	1 day	Thu 05/06/25	Thu 05/06/25	2
25	Desktop review & Inspection Risk Assessments	1 wk	Fri 06/06/25	Thu 12/06/25	24
26	Project management documentation	5 days	Fri 06/06/25	Thu 12/06/25	24
27	Site surveys	1 day	Tue 17/06/25	Tue 17/06/25	25
28	Condition reports - BS, CSE, BSE	2 wks	Wed 18/06/25	Tue 01/07/25	27
29	Options appraisal report with cost estimates	2 wks	Wed 02/07/25	Tue 15/07/25	12,9FS-1 wk,28
30	Procurement strategy	2 wks	Wed 02/07/25	Tue 15/07/25	12,28
31	Planning pre-app	45 days	Wed 16/07/25	Tue 16/09/25	
32	Pre-application advice request preparation and submission	1 wk	Wed 16/07/25	Tue 22/07/25	29
33	Planning determination period	8 wks	Wed 23/07/25	Tue 16/09/25	32
34	Change Control Determination	4 wks	Wed 17/09/25	Tue 14/10/25	33
35	End of stage report	1 day	Wed 15/10/25	Wed 15/10/25	34
36	Client approval to proceed to Stage 3	1 wk	Thu 16/10/25	Wed 22/10/25	35
37	Stage 1 - Facilitating Package	61 days	Thu 23/10/25	Fri 30/01/26	
38	Timber Treatment	23 days	Thu 23/10/25	Mon 24/11/25	
39	Prepare Antifungal SoW	3 days	Thu 23/10/25	Mon 27/10/25	36
40	Tender Period	1 wk	Tue 28/10/25	Mon 03/11/25	39
41	Tender Recommendation	2 days	Tue 04/11/25	Wed 05/11/25	40
42	Client Approval Period	3 days	Thu 06/11/25	Mon 10/11/25	41
43	Contractor Mobilisation	1 wk	Tue 11/11/25	Mon 17/11/25	42
44	Fungicidal Wash	1 wk	Tue 18/11/25	Mon 24/11/25	43
45	Strip Out Works	58 days	Tue 28/10/25	Fri 30/01/26	
46	Prepare Schedule of Works	2 wks	Tue 28/10/25	Mon 10/11/25	36FS+3 days
47	Tender Period	2 wks	Tue 11/11/25	Mon 24/11/25	46
48	Tender Recommendation	3 days	Tue 25/11/25	Thu 27/11/25	47
49	Client Approval Period	1 wk	Fri 28/11/25	Thu 04/12/25	48
50	Contractor Mobilisation	2 wks	Fri 05/12/25	Fri 02/01/26	49
51	Contract Period	4 wks	Mon 05/01/26	Fri 30/01/26	50
52	Site Cleared	0 days	Fri 30/01/26	Fri 30/01/26	51
53	Stage 2 - Enabling Works	166 days	Mon 10/11/25	Wed 15/07/26	
54	Client approval to proceed with Enabling Works	0 days	Mon 10/11/25	Mon 10/11/25	36,46
55	RIBA Stage 3/4 Design	30 days	Tue 11/11/25	Tue 06/01/26	
56	Architectural	4 wks	Tue 11/11/25	Mon 08/12/25	54
57	Structural	4 wks	Tue 11/11/25	Mon 08/12/25	54
58	Building Services	4 wks	Tue 11/11/25	Mon 08/12/25	54
59	Coordination	2 wks	Tue 09/12/25	Tue 06/01/26	58
60	Planning & Listed Building Consent	65 days	Tue 09/12/25	Tue 24/03/26	
61	Design review by Conservation consultant	1 wk	Tue 09/12/25	Mon 15/12/25	56,57,58
62	Compilation of planning submission	1 wk	Wed 07/01/26	Tue 13/01/26	61,59
63	Planning submission date	0 days	Tue 13/01/26	Tue 13/01/26	62
64	Validation Period	1 wk	Wed 14/01/26	Tue 20/01/26	63
65	Planning/LBC determination period	8 wks	Wed 21/01/26	Tue 17/03/26	64
66	LPA Decision notice	0 days	Tue 17/03/26	Tue 17/03/26	65
67	Decision review period	1 wk	Wed 18/03/26	Tue 24/03/26	66
68	Building Control	28 days	Wed 07/01/26	Fri 13/02/26	







## Briefing note

# Mount Edgcumbe Country Park Joint Committee 14 November 2025

Date 03/11/2025

## Sandways Camping

### Update

On 10 September 2025, Cornwall Council convened a meeting with representatives from Sandways Camping Association and Councillor Kate Ewert. The Association was invited to the meeting in an attempt to avoid further expenditure of public funds and avoid the councils' having to instruct a third party to remove the tents and then to serve a notice issued under the Torts (Interference with Goods Act) 1977. It was also an opportunity for the Association to share their views.

At the meeting and subsequently in writing following the meeting, both parties agreed to the following:

- Association to dismantle the tents, providing a start date and anticipated completion date (subject to weather conditions, etc.);
- Association to commence dismantling the tents on the start date, or, if weather conditions prevent this, that you notify the councils and provide a revised programme;
- In accordance with the Cornwall Council's letter dated 28 July 2025, to confirm whether the Association would like Cornwall Council to organise a geotechnical watching brief to support the safe removal of the tents.

Upon receipt of the Association's confirmation of the above, Cornwall Council and Plymouth City Council committed to the following:

- convene a meeting with the Camping Association, at which the Association will have the opportunity to present the findings of their independent report and outline their proposed risk mitigation measures in response to the risks identified by the Councils (from sea and land);
- to schedule this meeting within two weeks of the completion of the removal of the tents, subject to the availability of key representatives;

- undertake a review of the information provided by the Camping Association to assess whether sufficient mitigation measures can be implemented to allow consideration of a new lease, whether for overnight camping or alternative uses;
- for the Association to share their report with both councils, allowing a minimum of 5 working days for us to review the report prior to the date of the meeting;
- the councils would aim to complete this assessment within one month of the meeting and to inform the Camping Association of our decision.

The councils also offered to store the tents for the Association and subsequently a licence was provided to the Association for a period of up to a year. We also offered for us to bring in a trusted third party to facilitate with the Association.

On 11 September 2025, the Association confirmed that they would meet the conditions outlined in our correspondence and would commence the dismantling of the tents from Friday 12 September, with a planned completion date of 30 September. They did not require a geotechnical watching brief, as members of the Association were happy to manage the site during the removal process.

Plymouth City Council shared a draft licence to occupy the storage building with the Association on 29 September.

All parties had hoped to convene the meeting following receipt of the report by the end of October, but the Association informed Cornwall Council of delays to the completion of the report and it was not until 2 November that the Association proposed 14 November as the date of the meeting; this is the afternoon following the Joint Committee meeting.

At the time of writing this report, Cornwall Council had not received a copy of the Association's report on the campsite but was hopeful that we would receive this within the 5 works days of the meeting at requested.

Prepared by:

Tamsin Daniel

Protected & Historic Landscape Manager, Cornwall Council

Environment and Connectivity

6 November 2025

## Friends of Mount Edgcumbe Country Park

### Joint Committee Report

The Friends of Mount Edgcumbe continue to provide strong financial and practical support to the Park, contributing to a variety of projects that enhance both the visitor experience and the long-term preservation of this beautiful public resource.

### FOMECP Committee Officer Posts

Chair - Ben Church

Vice Chair - Harry Vosper

Treasurer - Carol Drummond

Secretary - Janet Vosper

Membership Secretary - Shane Perry

### Committee Posts

Rozanne Griffiths-Woodcock

Simon Hughes

The Friends of Mount Edgcumbe Country Park membership currently stands at a strong 740+ individuals.

### Recent Contributions

During the current period, the Friends have committed a total of £20,250 towards the following initiatives:

£6,000 – Camellia Trail: Funding for new interpretation boards and associated materials to improve visitor engagement and understanding of this important collection.

£4,000 – Statue Repairs: Supporting essential conservation work to preserve the Park's historic statuary for future generations.

£4,000 – Summer Bedding: Ensuring the gardens continue to provide vibrant, seasonal displays that are enjoyed by all visitors.

£5,000 – Trees and Shrubs for the Gardens: Assisting with the ongoing programme of planting to maintain and enhance the landscape character of the Park.

£1,250 – Archaeology Camp: Supporting educational and community engagement through archaeological activities on site.

### Friends Lodge

The Friends Lodge, which is run and managed by volunteers and acts as an information point and bookshop, continues to be very popular. For many visitors to the Park, particularly those using the Cremyll Ferry, it is their first port of call and the only place in this area of the park where they can seek advice about where to go, what to do and to obtain literature to guide them on their journey through the park. In addition, the bookshop element of the lodge provides a very important income stream for the Friends and a good source of encouraging new membership.

### Car Show Update

Cornwall Hospice Care have now officially confirmed that, due to their own internal restructuring, they will no longer be involved with the Mount Edgcumbe Car Show. While we are grateful for their past partnership and contributions, we firmly believe this development presents an exciting opportunity for the Friends of Mount Edgcumbe to take the lead and host the show ourselves.

Plans are already being developed, and the committee is enthusiastic about the potential to grow and enhance the event, ensuring it remains a highlight in the Mount

Edgcumbe calendar and will go ahead in 2026 — raising valuable funds for the Park and strengthening community engagement.

We will also continue to seek and support grant funding to help deliver projects and events that benefit the Park, its visitors, and the wider community.

Thank you.

Ben Church

Chair - FOMECP reg charity 295261

Mount Edgcumbe House, Cremyll, Torpoint, PL10 1HZ

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**MOUNT EDGCUMBE JOINT COMMITTEE**

Tracking Decisions Log 2025 - 26



**Please note that the Tracking Decisions Log is a 'live' document and subject to change at short notice.**

For general enquiries relating to this Committee, please contact Plymouth Democratic Support, on 01752 398261

Meeting Date	Resolution	Officer Responsible	Response
08 August 2025	Requested that the Mount Edgcumbe finance report include a breakdown of donation revenue.	Jozef Lewis (Led Accountant)	Complete: Additional graphics have been provided in the Mount Edgcumbe finance report which include a breakdown of income, including donations.
08 August 2025	The Joint Committee agreed: 1. To note the change of Natural England representative to Owen Standen; 2. To defer the co-option of Councillor Don Wood (Millbrook Parish Council) to the next meeting; 3. To note the current co-opted membership.	Elliot Wearne-Gould (Democratic Advisor)	1. No further action required 2. Cllr Don Wood (Millbrook Parish Council) has been invited to the November meeting for consideration of co-option 3. No further action required
08 August 2025	Requested Officers provide a written response regarding the SCAPE framework and subcontracting arrangements with Arcadis.	Tamsin Daniel (Protected & Historic Landscapes Manager)	Complete: Arcadis are our Framework Partners and, as such, their rates for all services are agreed at a Framework level and not subject to any variances depending upon which subconsultant they choose to use. There are no additional cost to the Councils for Arcadis sub-contracting Baileys Partnership.
08 August 2025	Agreed to receive a Business Planning paper at the November 2025 Joint Committee meeting.	David Marshall (Business Development Manager)	A Business Planning paper has been scheduled for the November 2025 Joint Committee.

08 August 2025	Agreed to undertake a review of the Joint Committee's Terms of Reference.	Elliot Wearne-Gould (Democratic Advisor)	In Progress: A draft updated MEJC Constitution / Terms of Reference document has been drafted. Further consultation with legal, Joint Committee members and Cabinet members is required before the document can be tabled.
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The following relates to exempt or confidential matters (Para(s) 1, 2, 3 of Part 1, Schedule 12A of the Local Govt Act 1972). A breach of confidentiality could prejudice the Council/person/body concerned & might amount to a breach of the councillors /employees codes of conduct.

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