

Mount Edgumbe Joint Committee



Date of meeting: 08 August 2025
 Title of Report: **Mount Edgumbe Outturn 2024/25**
 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 Edgumbe Park Manager
 Contact Email: Chris.Burton@plymouth.gov.uk
 Your Reference: 2024/25
 Key Decision: No
 Confidentiality: Part I - Official

Purpose of Report

Presents the final outturn position of Mount Edgumbe for the financial year 2024/25 and confirms the 2025/26 budget.

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

2024/25 Outturn £0.138m adverse variation to budget was subsidised equally by Plymouth CC and Cornwall CC. There is a risk in achieving the 2025/26 target break-even budget. Detail summarised below and in section 4 of the report.

Mt Edgumbe financial risks		£'000s
Energy Costs - Electricity	Based on current unit cost and usage.	18

Bad Debt Write Off - Chalet	One-off 2025/26 - Chalet repossessed. To be used as a holiday let. Will be subject to a capital business case.	10
Holiday Let - Net Bookings Income	Based on 2024/25 income achieved.	48
Glamping - Net income target	Based on 2024/25 income achieved.	4
Weddings - Net income target	Based on current 2025/26 bookings - Marquee not fit for purpose	40
		120

Legal Implications

(Provided by AC)

None arising from this report.

Carbon Footprint (Environmental) Implications:

None

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

** 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.*

Monitoring of commercial project delivery times and ensuring they perform in accordance with budgets set, with continued focus to sensibly capitalise on existing assets, to generate new and / or more income as soon as possible.

Appendices

**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 Outturn 2024/25							

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) <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

Sign off:

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Originating Senior Leadership Team member: David Draffan											
Please confirm the Strategic Director(s) has agreed the report? Yes											
Date agreed: 20/06/2025											
Cabinet Member approval: <i>Councillor Jemima Laing (Cabinet Member for Children's Social Care, Culture and Communications)</i> . Date approved: 31/07/2025											

Section I

I.1 Commentary on 2024/25 Revenue Outturn

The breakeven target budget, whereby circa £1.1m of income was budgeted to meet £1.1m of costs was not achieved in 2024/25.

The £0.138m adverse variation was subsidised equally by Plymouth CC and Cornwall CC.

The £0.138m variation is due to increased energy cost, holiday let income, parking cost, wedding income pressures and grounds pressures relating to ash die back cost and stewardship grant funding.

The context for this adverse position is that tourism in the South West is down. This downturn has particularly impacted outdoor based attractions with tourists instead preferring to plan activities not impacted by unreliable weather.

In February 2025 there was a serious fire at Mount Edgcumbe Barrow Centre. Costs have been separately captured to manage the ongoing insurance claim. In 2024/25 fire related costs at outturn were £101k. These costs were primarily for debris clearance and making the site safe. £350k of insurance funding was received in 2024/25 with the balance of £249k being held in the Mount Edgcumbe reserve account by Plymouth City Council that will be drawn down as qualifying spend occurs.

I.2 Revenue Outturn 2024/25 - 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	(15)	637	622	(18)	639	621	(1)	
House	(27)	62	35	(39)	84	45	10	Electricity and repairs & maintenance cost
Gardens	0	14	14	(5)	21	16	2	
Grounds	(27)	158	131	(44)	199	155	24	Upkeep of grounds including ash die back cost. Stewardship grant cost and income pressures
Fire – February 2025	0	0	0	(101)	101	0	0	
Trading Activities:								
Alpacas	(9)	8	(1)	(8)	10	2	3	
Horse and Carriage	0	0	0	0	1	1	1	
Conferences	(1)	1	0	0	0	0	0	
Rents	(179)	45	(134)	(213)	96	(117)	17	Electricity and repairs & maintenance cost
Chalets	(387)	0	(387)	(392)	0	(392)	(5)	
Parking	(108)	7	(101)	(102)	20	(82)	19	Parking order and Ringo transaction fee costs
Special Events	(27)	14	(13)	(25)	14	(11)	2	
Holiday Lets	(231)	125	(106)	(167)	102	(65)	41	Booking Income
Glamping	(16)	11	(5)	(7)	9	2	7	Booking Income
Weddings	(70)	15	(55)	(58)	20	(38)	17	Booking Income and repairs & maintenance cost
Filming	(1)	0	(1)	(1)	0	(1)	0	
Misc. Activities	(2)	3	1	(2)	4	2	1	
Total Operations	(1,100)	1,100	0	(1,182)	1,320	138	138	
Subsidy								
Cornwall CC			0			69	69	
Plymouth CC			0			69	69	
Total Deficit / (Surplus)			0			138	138	

Section 2

2.1 Revenue budget 2025/26

Business Type	2025/26 Budget		
	Income	Expenditure	Net
	£'000	£'000	£'000
Staffing & Operations	(14)	672	658
House	(27)	51	24
Gardens	0	14	14
Grounds	(30)	157	127
Trading Activities:			
Alpacas	(9)	9	0
Horse and Carriage	(6)	6	0
Conferences	(1)	0	(1)
Rents	(183)	47	(136)
Chalets	(405)	0	(405)
Parking	(108)	7	(101)
Special Events	(26)	13	(13)
Holiday Lets	(229)	121	(108)
Glamping	(15)	11	(4)
Weddings	(70)	15	(55)
Filming	(1)	0	(1)
Misc. Activities	(2)	3	1
Total Operations	(1,126)	1,126	0

2.2 Commentary

The joint authority subsidy was removed for 2022/23, and this will be the target ongoing. Opportunities to maximise existing and future income streams for Mount Edgcumbe continues. The Mount Edgcumbe team are to review achievement from commercial activities after the summer period and explore opportunities to maximise grant funding opportunities.

Section 3

3.1 Approved Capital Programme

Project	Funding	Prior Year	2024/25	2025/26	Total
		£'000s	£'000s	£'000s	£'000s
Mount Edgcumbe Orangery Toilets	Service borrowing, FOME contribution & capital receipt	122	13	0	135
Mount Edgcumbe Play Park	FOME contribution & revenue contribution	20	0	0	20
Mount Edgcumbe Deerfield Carriages	Service borrowing	5	48	5	58
Mount Edgcumbe Garden Battery Enabling Works	Capital receipt	0	5	40	45
Mount Edgcumbe Vehicle	Capital receipt	0	12	0	12
Mount Edgcumbe English Garden House	FOME contribution, Historic England grant & DEFRA grant	0	321	5	326
Mount Edgcumbe Marquee	Capital receipt	0	11	9	20
		147	410	59	616

3.2 Capital Commentary

Mount Edgcumbe have a capital receipt available of £231k from chalet sales. £100k of the capital receipt has been ringfenced to be used to renovate a chalet into an income generating holiday let. The mandate has been endorsed by the Plymouth City Council Capital Programme Officers' Group (CPOG) and a business case is currently in draft for this project.

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 was completed within the 2024/25 financial year with the project requiring an additional £3.7k of capital receipt financing due to an overspend.

The Deerfield Carriages project is still underway. Two horses have now been purchased, and the stables have been built. This project has been fully financed by service borrowing with the annual loan repayment forecast to be paid for by the income generated from Deerfield Carriage rides.

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

A flatbed truck was purchased at the beginning of 2024/25 using £12,500 capital receipt funding.

The English Garden House project has almost reached full completion. This was financed from a £20k contribution from FOME, £50k grant from Historic England and £256k grant from DEFRA.

The refurbishment project of fire-damaged buildings at the Barrow Centre will be led by Cornwall Council and their officers. This project will start once the site has been made safe and scaffold put in place to secure and weatherproof the site. The scope of the project will include the design, procurement and construction of all fire-damaged buildings at the Barrow Centre.

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 Edgcumbe financial risks		£'000s
Energy Costs - Electricity	Based on current unit cost and usage.	18
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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.