

Agenda item 4

For decision – Approve the transfer of assets and services from Somerset Council

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1. Summary

The purpose of this report is to set out the business case for taking on various assets and services from Somerset Council as part of a Frome Devolution Deal. The report makes some clear recommendations for Cllrs to approve

2. Background

Cllrs will be aware that in November 2024, Council approved the Frome Devolution Prospectus as a basis for negotiation with Somerset Council. At the last Council meeting in January, Cllrs approved the Council Plan and Work Programme and Budget for 2025/26. Relevant priorities and outcomes within the Council Plan are set out under each of the business cases below.

An overall budget of £530,886 for 2025/26 was approved to enable FTC to implement a Frome Devolution Deal as soon as it is agreed with Somerset Council.

3. Negotiations with Somerset Council

Since the Prospectus was approved, the Deputy Town Clerk and Town Clerk have been in negotiation with the Lead Officer for Somerset Council, Sara Skirton and other senior officers regarding the Prospectus and our proposed deal.

There have also been discussions with officers working at the operational level and within the Asset Management Team. All have given us the confidence that a deal can be completed on acceptable terms. Summary information relating to these terms are provided below under each business case. A verbal update on our negotiations to date will be provided at the meeting.

4. Business case for transfer of the Key Centre & Mount Community Garden

a) Background

The Key Centre, established in 2007, was originally a collaboration between Christchurch First School and The Mount Community Association, supported by Sure Start and Lottery funding. Once a thriving family and community hub, it has become underutilised, with limited community access. Recent research highlights a significant deficit of affordable community spaces in Frome, particularly in peripheral neighbourhoods like the Mount.

If a deal is concluded quickly, Somerset Council is expected to offer the freehold of the Key Centre and the adjacent community garden. Not moving quickly risks the possibility of a sale of the assets should Somerset Council go into s.114 administration. By taking on the assets, FTC has an opportunity to transform this underused space into a dynamic community asset, addressing local needs and supporting the town's broader devolution objectives which are set out in detail below.

b) Condition of the building

Survey work has demonstrated that the condition of the building is sound although some maintenance will be required once it is taken on. In 2025/26, it is anticipated that £22k will be required for maintenance which is well within the budget that Council has already agreed. See below for full cost/income breakdown.

c) Vision for the Key Centre

It is proposed that the Key Centre should be a vibrant, inclusive space at the heart of the Mount community, providing a welcoming space where people of all ages and backgrounds feel connected, supported, and empowered. If FTC takes it on, it will be more than just a building - it will be a catalyst for positive change, offering flexible spaces that respond to local needs while fostering a strong sense of belonging.

At its core, the Key Centre will bring services closer to the community, reducing barriers to support. Families will find early help in a trusted environment, with services working collaboratively to provide advice, signposting, and practical support.

The ambition is that the Centre will address the critical gap in local childcare by hosting a high-quality nursery, supporting working parents and creating local jobs. For young people, the Centre will offer activities and safe spaces to build skills and confidence. For older residents, it will reduce isolation through social groups, wellbeing activities, and volunteering opportunities.

Flexible rooms will host everything from exercise classes to community meetings, pop-up events, and skill-sharing workshops. The adjacent community garden will support outdoor learning, wellbeing activities, and community gatherings, with sustainability embedded in both building operations and activities. The building already much loved, comes with 'baked in' social value and community at its heart.

Being on the edge of the proposed Selwood Garden Community and subject to the outcome of that planning application, there is a potential for the Key Centre and garden to serve a much larger community in the future.

d) Objectives/benefits

Retaining the Key Centre for the people of Frome will address a number of objectives within our Devolution Prospectus and Council Plan. They include:

- Strengthen social infrastructure through early help and support services.
- Reduce demand on high-cost services by providing accessible, preventative support.

- Empower community initiatives and support local-led projects.
- Improve access to early help, reducing the need for people to navigate multiple agencies.
- Provide flexible, multi-purpose spaces for diverse community needs.
- Promote social inclusion and intergenerational engagement.
- Address the town's nursery provision gap.

e) Management of the asset

Initially, the proposal is for FTC to take control of the management of the facility for a period of up to 12 months (see below for details). Other longer term management options are in the process of being explored. They include:

- Partnership with a local charity as custodian
- A lease to a local community organisation

f) Potential risks of taking on the asset and mitigation

Financial risk

- Risk: Costs may exceed income, leading to financial strain.
- Mitigation: Diversify revenue streams (room hire, nursery lease, grants), secure anchor tenants, and plan

Low community engagement

- Risk: Underuse could undermine financial viability.
- Mitigation: Strong local engagement, affordable pricing, targeted marketing activities, and proactive promotion.

High maintenance costs

- Risk: Hidden repairs could stretch resources
- Mitigation: Conduct thorough surveys, set up a maintenance plan, and build a contingency fund.

Staffing and management challenges

- Risk: The Centre requires active management.
- Mitigation: Consider different models (FTC-led, charity-run, key fob system), involve volunteers, and establish clear governance.

Limited parking

- Risk: Accessibility issues could deter users.
- Mitigation: Negotiate shared use with the school, install bike racks, and promote walking/public transport.

Competition with other venues

- Risk: Similar spaces may reduce demand.
- Mitigation: Focus on unique services (early help, nursery, skills training) and competitive pricing.

Legal and compliance risks

- Risk: Managing a public space requires adherence to regulations.
- Mitigation: Implement safeguarding and safety policies, train staff, and regularly review compliance.

Dependence on short-term funding

- Risk: One-off grants may not ensure long-term sustainability.
- Mitigation: Develop a mixed-income model, secure long-term funding partnerships, and explore social enterprise opportunities with an acceptance that to deliver our objectives we will need to invest.

Evolving community needs

- Risk: Demand for services may shift over time.
- Mitigation: Maintain ongoing community engagement and keep the Centre flexible for different uses.

Governance and leadership issues

- Risk: Poor oversight could lead to inefficiency.
- Mitigation: Establish strong governance, clear objectives, and regular reviews.

While there are financial and operational risks, they can be mitigated with careful planning, strong partnerships, and a sustainable community model. In exploring the long-term management options, we will endeavour to minimise the risks to the Council. With the right approach, we are confident that the Key Centre will become a vital and thriving community asset.

g) Interim Management Proposal

The expectation is that FTC will need to move quickly. In the short term, it is recommended that FTC takes on the assets and initially we take responsibility in-house for their management for a period of up to 12 months whilst exploring potential alternative management options that can be adopted in the future. This would involve:

- Appointment of an Interim Co-ordinator on a freelance contract basis: A temporary role to oversee day-to-day operations, engage with the community, make bookings and coordinate with service providers as the offer develops.

- Support from existing team: Back this up by utilising the expertise of the current staff and stewards to provide administrative and strategic support to keep the Key Centre functioning as is
- Formation/rekindling of local Community Group: Involve key stakeholders, including local residents, community groups, and potential service providers, to guide decision-making and foster a sense of ownership.
- Trusted partner users: Allow trusted community partners to begin using the space under short-term agreements generating early income and community presence.
- Completion of maintenance work identified in the survey.

This approach would provide stability, encourage community involvement, and lay the groundwork for a smooth transition to a long-term management model which will reflect FTC's objectives.

h) Financial implications

The minimum net cost of this interim management solution is estimated to be £45,800 in 2025/26. The detail is shown in the table below. Please note that the income figure is a conservative estimate and is based on known users.

	Estimated Income(2025/26)	Estimated Cost (2025/26)	Net cost to FTC (2025/26)
Income from existing users	£15,000		
Building Maintenance		£22,000	
Cleaning		£7,800	
Utilities		£16,000	
Staff costs		£15,000	
			£45,800

5. Business case for transfer of the Market Yard toilet block

a) Background

The site is strategically located at the centre of the Cattle Market Car Park, a key gateway to the town. Over the past year, we have operated the Market Yard toilets on a tenancy at will and have gained valuable insights. We have found that the facilities are at the end of their operational life, costly to maintain, and reliant on parts that are both consumable and difficult to source. Additionally, there is little or no available documentation or schematics. They

frequently become blocked even with typical use, and they have become a focal point for anti-social behaviour. This business case has been developed with these learnings in mind.

We understand that Somerset Council are likely to offer a 25-year lease with a peppercorn rent for the toilet block – that includes not only the toilets but also adjoining accommodation that presents opportunities to support our work in maintaining the town centre, future market operations, events and the development of Frome Riverside as a destination in the town centre. A freehold transfer is not being offered as SC owns all the surrounding land.

b) Objectives

There are a number of objectives met by taking on the Market Yard toilet block that are set out in the Devolution Prospectus and elsewhere which speak to improving the town centre. Toilets in particular are an important amenity for any town centre. They:

- Support the local economy – They encourage footfall and ease pressure on businesses.
- Facilitate events and tourism – Imperative to meet the needs of markets, festivals, and public gatherings.
- Enhance public convenience and hygiene – They ensure accessible, clean facilities for residents, visitors, and workers.
- Promote inclusivity – Providing accessible toilets for all, including disabled users and families – they are essential to promote inclusivity.
- Sustainable management – it is important to put in place a sustainable solution that is both cost effective and environmentally friendly.

c) Benefits of Frome Town Council taking on the lease for the Market Yard toilet block

Taking on the lease for the Market Yard public toilets would provide several benefits for Frome Town Council, ensuring better facilities for residents, visitors, and local businesses. Below are the key benefits:

Improved standards and control

- The council would have more control over the maintenance, cleanliness, and operational standards of the toilets.
- Current issues such as poor hygiene, lack of accessibility, or outdated facilities could be addressed more effectively.
- The council could introduce eco-friendly and water-saving measures to reduce environmental impact.

Enhancing visitor experience

- Market Yard is a key location for visitors, particularly those attending events, shopping at markets, or exploring the town centre.
- Clean, well-maintained public toilets contribute to a positive visitor experience, encouraging repeat visits and longer stays in Frome.
- Better facilities support Frome's reputation as a welcoming, well-managed destination.

Supporting local businesses and market traders

- The accommodation adjoining the toilets presents opportunities to support our operation of the weekly markets, deliver events in this location and support our other town centre activities
- Nearby businesses, including shops, cafés, and market traders, benefit from accessible public toilets, as customers are more likely to stay longer and spend more.
- Traders and event organisers have greater confidence in hosting activities in the Market Yard area, knowing that essential facilities are available.

Greater flexibility in management

- The council would have the ability to set opening hours, introduce charging mechanisms if needed, and implement cleaning schedules that align with local needs.
- Opportunities for local employment or social enterprise involvement in maintenance and cleaning could be explored.
- Additional services, such as baby-changing facilities, accessible toilets, or gender-neutral options, could be introduced based on community feedback.

Potential for additional funding and grants

- Frome Town Council may be eligible for funding and grants to improve public amenities.
- Options such as advertising, or partnerships with local businesses could help offset running costs

Aligning with town centre regeneration and public realm improvements

- Taking on the lease aligns with broader ambitions to improve the town centre and public spaces.
- Public toilet arrangements are an essential part of any accessible, inclusive town, supporting residents and visitors of all ages.

d) Risks and mitigation

While taking on the lease for the Market Yard toilet block offers benefits, there are also risks that must be considered:

- The toilets are at the end of their operational life and require significant investment for repairs, refurbishment, or potential replacement. Ongoing maintenance costs could be high, and without a sustainable model, this could place pressure on the council's budget.
- The facilities have proven costly and difficult to maintain due to ageing infrastructure and a lack of documentation or schematics. Replacement parts are hard to source, which could lead to prolonged downtime and increased repair costs.
- The site has been a hotspot for vandalism, drug use, and other anti-social activities. Managing security and deterring misuse may require additional measures such as CCTV, better lighting, or on-site staffing, adding to operational costs.

- If the council continue to take on responsibility for the toilets, expectations around cleanliness, accessibility, and availability will increase. Failure to meet these expectations due to budget or resource constraints could lead to public dissatisfaction.
- Given the poor state of the existing facilities, the council may need to decide between short-term fixes and a full redevelopment. If major investment is required, the long-term viability of providing the service must be carefully weighed against potential alternative solutions.

Mitigating these risks would require a clear strategy, including funding plans, operational oversight, and security measures, to ensure the facilities remain viable and beneficial for the community.

e) Interim Management proposal

There is further work required regarding the toilets and ongoing maintenance issues to ensure the facilities meet the required standards. For this reason, it is suggested that an interim management arrangement is put in place, with contracted services to deliver cleaning and maintenance while more long-term solutions, such as refurbishment options, are explored.

Description

- FTC takes on a long lease of the Market Yard toilet block.
- Cleaning and maintenance continue to be contracted out to an external provider.
- FTC investigates refurbishment options, including funding opportunities and long-term management solutions.

Pros

- Maintains continuity of service for the public.
- Provides FTC with control over future refurbishment and strategic decisions.
- Allows time to secure funding and plan cost-effective refurbishment.

Cons

- Ongoing costs associated with contracting services.
- Interim arrangement will still require resource input from FTC for oversight.
- Uncertainty during the transition period may affect public perception.

Financial Implications

- Annual operational costs (contracted cleaning and maintenance): £60,000
- Potential refurbishment costs (subject to investigation): £150,000+

This offers a flexible, short-term solution that keeps the toilets operational while allowing FTC to develop a more sustainable, long-term plan for the toilet block.

6. Business case for transfer of the weekly markets

a) Background

In line with the approved Devolution Prospectus, Council Plan and Work Programme for 2025/26, Somerset Council have been made aware that FTC is interested in taking on the weekly markets, the rights to hold markets and the charter. Officers are recommending a transfer, but the Leader of Somerset Council wishes to pursue some further consultation before a key decision is made. With staff restructuring, the expectation is that FTC would need to step in on 1 April to maintain continuity. Somerset Council has now confirmed that should the service be transferred; they will make a section of the Cattle Market Car Park available free of charge to enable FTC to operate the weekly markets.

b) Objectives

To take control of the weekly markets and to obtain the market rights, recognise the community value of markets, to improve the markets, and to increase visitor and resident footfall into the town centre to support our local traders and businesses.

c) Benefits to Frome

Strengthen Frome's local economy

- Provide a low-barrier retail space for independent traders, start-ups, and local businesses.
- Increase footfall to the town centre, supporting surrounding businesses and services.

Foster a thriving community

- Create a welcoming, inclusive space that encourages social interaction and community spirit.
- Offer a mix of stalls that cater to diverse needs, from fresh produce to crafts.

Enhance sustainability & ethical trading

- Support local food production, reducing food miles and promoting seasonal produce – perhaps extend the Somerset Farmers market.
- Encourage plastic-free and eco-conscious trading practices where possible.
- Facilitate a circular economy by integrating second-hand, upcycled, and repair stalls.

Maintain Frome's distinctive character

- Ensure the market reflects Frome's reputation for independent, creative, and sustainable living whilst providing a traditional market working with existing and local traders
- Prioritise traders that align with Frome's identity, ensuring a unique and authentic market experience.

Ensure financial sustainability

- Keep the markets cost-effective and self-sustaining, generating revenue to reinvest in local initiatives.
- Explore partnerships, grants, and sponsorships to enhance financial resilience.

Improve accessibility & engagement

- Make the market accessible to all residents, including those with disabilities or lower incomes.
- Develop engagement initiatives, such as community-run stalls, themed events, and cultural showcases.

Address the risks of not stepping in

- Loss of local control – a private operator may prioritise profit over community benefits.
- Market decline due to poor management – a decline in quality would impact on footfall and trade in the town centre
- Any profits may not be re-invested in the community – a private operator is likely to pocket any profits
- Loss of community amenity

d) Risks and mitigation

Risks	Mitigation
Underperformance	Frome Town Council seeks to add value, but continuity alone may not ensure enhancement or improvement. Evaluation of how to achieve best value and develop best practice must be embedded in the strategy from the outset.
Reputational risk	Build in flexible strategies and handover plans with freelance contractor, to include business as usual clauses whilst working with traders, using our learnings from elsewhere to create a market that is improved, vibrant and an asset to the town. Maintain strong Council oversight and feedback channels

e) Interim management proposal

Although key decisions have yet to be taken by Somerset Council, we know that restructuring is planned that will affect their ability to operate beyond 1 April. For this reason, it is proposed that we put interim measures in place to allow us to ensure the continuity of market service whilst developing a strategy with stakeholders and partners that will allow us to improve and enhance the weekly markets. It is proposed that we contract freelance staff on a short-term contract to deliver the markets working with the FTC staff team. This would involve:

- Delegation to Marketing and Communications Manager to contract in a freelancer on a short-term basis (up to 12 months) to manage trader bookings, set up/dismantling of stalls, handle enquiries and ensure health and safety compliance.
- Form a market advisory group comprising Cllrs, staff, traders and community reps to develop the longer-term strategy a review best practice.

f) Financial implications

There is a budget line in this year's budget set against Markets (£49k). Staff will utilise the budget in the interim to employ freelance contractor short term to support the delivery of the markets whilst exploring long term ambitious market plans.

7. Business case for transfer of open spaces & part of highways depot

a) Objectives

FTC recognises the value of the town's green spaces to enable communities and wildlife to thrive. Outcomes that are set out in the approved Council Plan and Devolution Prospectus include delivering open spaces that support community wellbeing through play and physical activity for people of all ages and improving biodiversity.

FTC believes that where possible local ownership leads to better outcomes and local sites can be tailor managed to support community needs, promote physical and mental health, and social interaction.

For biodiversity, FTC has declared an ecological emergency. The latest State of Nature report (2023) found that the UK is one of the most nature depleted countries on the planet with 1 in 6 species at risk of extinction. Green spaces play a vital role for promoting wildlife resilience, and careful management can give nature the space to adapt and recover.

Our goal through devolution is therefore to create more and better spaces for both people and nature. However, we also recognise that we can't do everything at once and that trying to do too many things makes us less effective. In reviewing possible new sites that we can manage we have identified those of priority interest where we can add the most value.

b) What we propose to take on

Of the 650 spaces owned by Somerset, through detailed scrutiny we have identified those where we can make the most contribution across these twin aims of community interest and biodiversity. We have excluded those sites where we do not have existing experience and capacity e.g. areas of tarmac and concrete and can therefore add no value.

The list of sites we propose taking on ([see Appendix 4.1, which can be viewed on the website here](#)) includes the 8 Somerset Council play parks and 49 open spaces, doubling the total number of sites we look after. These new areas range from the Stonebridge estate in the North, Critchill and Vallis in the West through to sites in the Berkley Ward in the East. The deal involves the transfer of the freehold interest with the exception of land between Bath

Road and Mendip Drive (25-year lease). Use will not be proscribed to existing use provided that there is community benefit.

c) Proposed management approach

Alongside community engagement to understand needs and wants and to move towards a more community led approach, we will need to expand our ranger capacity (2 new rangers if the Business Case is approved at Oversight Committee) and our equipment: new ride on mower and vehicles (possible new Electric Vehicle). We will also expand our capacity to store machines, equipment and materials by taking on part of the Highways Depot on the Marston Trading Estate.

There may be some use of contracted out services for some areas of routine management e.g. grass cutting.

SC are offering the lease of their Depot area comprising 6 large bays with shutter doors of total size 28m x 8.5m and 3 smaller garage blocks of total size 9m x 7m. This comes with power but has dilapidations that are estimated at £45k. SC are offering the site to us rent free on a 25-year lease on the basis we undertake the dilapidation repairs. There is a 2-year break clause with repayment of any FTC investment depreciating over 10 years. (This equates to an equivalent annual rent of £4.5k for the first 10 years and free for the following 15).

Also offered is a separate office area of approx. 5m x 3.5m with access to shared welfare facilities, at an approx. rate based on proportionate estate/service charge of £8/sq. ft. or approx. £1.5k annually.

The benefits of having this site is that it provides the essential ability to grow ranger capacity by allowing storage of vehicles (such as new EV, arb truck, and 2 ride on mowers, transit etc), equipment such as trailers and materials such as stone, gravel, sand, concrete, wood etc. which, for the first time, we will be able to buy at scale (offering savings and efficiency) and easily store.

It will allow good access to safely store and maintain the full range of equipment essential for the proposed larger scale green works operation (including that used occasionally or seasonally).

d) Financial implications

These were set out in the 2025/26 budget which was approved in January. The budget figures are as follows:

Budget item	Expenditure
General estate works	£13,000
Tree surveys & surgery works	£12,000
Maintenance of existing play equipment in new sites	£15,000

Use of Devolution EMR 354 for new depot fit out	£48,864	
Depot refurbishment (£45k) and first year running costs (£15k)		£60,000
Use of Devolution EMR 354 for new mower and G4 purchase	£86,136	
Grillo mower and G4 EV		£80,000

e) Risks & mitigation

By taking on new land we are inevitably taking on liabilities which include tree surveys and tree safety works, maintaining access paths, fences and gates, keeping any walls (only a few sites) in safe condition, the ongoing maintenance tasks of grass and hedge cutting and, notably, maintaining and improving the play areas, where we have estimated that £90k will be needed in coming years to provide a meaningful refresh of some tired installations. We are though highly experienced at managing open spaces and play parks and believe we can mitigate these risks by undertaking the necessary surveys and maintenance tasks and hence effectively planning and budgeting for the costs working on these sites will present, which we have done in the work programme. It is believed that the community and wildlife benefits, outlined above, of managing these carefully chosen strategic sites outweighs these liabilities.

The benefits of taking on the depot are that it is only with this resource that we can grow capacity to take on the extra open spaces. The risks are that there is a high initial capital outlay, but this is mitigated by the depreciating payback over 10 years were a break clause invoked, equating to a very reasonable annual level of rent, and actually free rent of the storage areas for the final 15 years.

8. Other proposals to Somerset Council

In addition to the transfer of assets and services, there are some other proposals that we have been in active discussion with Somerset Council about and which we propose are included in an initial Frome Devolution Deal. These are set out in the table below together with approved budgets and our desired outcomes that are set out in the Devolution Prospectus and Council Plan.

Proposal	Desired outcomes	Agreed budget for 2025/26
An agreement that enables FTC to use Frome Library for cultural/community purposes out of normal opening hours at no rental cost	Economic boost & revitalisation Enhanced public spaces Support for creative industries and small businesses	£21,000
A general agreement without further permission that enables FTC to use	As above	-

paved areas of land adjacent to the library and toilet block for cultural/community purposes at no cost		
Agreement to the extension of the sub-lease to Cheese & Grain to 2055 and enabling the implementation of the Event Tec project	As above	-
Commitment from Somerset Council to work with FTC to co-design a vision for Frome Riverside	As above	-
Commitment from Somerset Council to work with FTC to deliver a Movement Strategy for Frome	Improved connectivity & accessibility Environmental and health benefits Reduced congestion & enhanced public safety	£20,000 (to be match funded by Somerset Council)
Commitment from Somerset Council to work with FTC to identify a site and deliver a Re-use Centre and improve recycling facilities in Frome	Improved recycling and sharing culture A cleaner, more visually appealing town with better waste management and increased recycling	-
Commitment from Somerset Council to support FTC to become an eligible applicant for Government funding to support economic development and tourism initiatives	Economic boost & revitalisation	-

Management details and timescales for delivery are still being explored and are subject to ongoing negotiation with Somerset Council. However, where legal agreements with Somerset Council are required, delegated authority is sought to proceed to conclude these.

9. Next steps

To capitalise on negotiations to date and to pave the way for a comprehensive Devolution Deal with Somerset Council, it is crucial that Cllrs approve the necessary transfer of assets and services detailed in this report and enable staff to take steps that will enable the conclusion of

legal agreements, implementation where possible and explore potential future management arrangements.

Recommendations

That Cllrs approve:

1. The transfer of the freehold of the Key Centre and Mount Community Garden and the delegation of authority to the Business Manager to complete the necessary legal agreements with Somerset Council
2. Delegation of authority to the Deputy Town Clerk to recruit an Interim Coordinator for the Key Centre and community garden on a freelance contract basis utilising the agreed budget
3. Delegation of authority to the Deputy Town Clerk to lead an exploration of potential future management options for the Key Centre and community garden in consultation with stakeholders and bring a report on these options back to Council
4. The transfer of the weekly markets, market rights and charter and the delegation of authority to the Business Manager to complete the necessary legal agreements with Somerset Council
5. Delegation of authority to the Marketing & Communications Manager to recruit an Interim Coordinator for the weekly markets on a freelance contract basis utilising the agreed budget
6. Delegation of authority to the Marketing & Communications Manager to lead an exploration of potential future delivery options for the weekly markets in consultation with market traders and other stakeholders and bring a report on these options back to Council
7. The transfer of the Market Yard toilet block on a 25-year lease and peppercorn rent and delegation of authority to the Business Manager to complete the necessary legal agreements
8. Delegation of authority to the Marketing & Communications Manager to arrange appropriate cleaning and maintenance of the Market Yard toilets by an external contractor utilising the agreed budget
9. Delegation of authority to the Marketing & Communications Manager to investigate refurbishment options, including funding opportunities and long-term management solutions for the Market Yard toilet block and bring a report back to Council.
10. The transfer of all open spaces and play parks shown in Appendix 1 and the delegation of authority to the Business Manager to complete the necessary legal agreements with Somerset Council
11. Taking on a 25-year lease of parts of the Highways Depot to enable its use by the Environment Team and the delegation of authority to the Business Manager to complete the necessary legal agreements with Somerset Council
12. Delegation of authority to the Environment Manager to procure the equipment necessary for the maintenance of open spaces and play parks utilising the budgets agreed by Council
13. The other devolution proposals set out in Section 8 of this report and delegation of authority to the Deputy Town Clerk in consultation with the Business Manager to finalise negotiations and complete any necessary legal agreements with Somerset Council