

Milly Southworth

From: Torpoint Town Council <admin@torpointtowncouncil.gov.uk>
Sent: 10 December 2024 09:29
To: Milly Southworth
Cc: Phil Griffiths
Subject: FW: INDICATIVE BID TO ACQUIRE 25 CORNWALL COUNCIL CARPARKS

Harriet Bastin

Torpoint Town Council Support Officer

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a. 1-3 Buller Road Torpoint Cornwall PL11 2LD



From: Newquay Airport <newquayairportuk@gmail.com>
Sent: 09 December 2024 11:43
To: Newquay Airport <newquayairportuk@gmail.com>
Subject: Fwd: INDICATIVE BID TO ACQUIRE 25 CORNWALL COUNCIL CARPARKS

OPEN LETTER TO ALL PARISH AND TOWN COUNCILS IN CORNWALL

Dear Councillor,

We seek to work with you, to assist you to effectively acquire and operate the car parks detailed below and maybe others in the future.

We know how to easily fund this and it is vital that the unsettling car parking situation, especially for residents of Cornwall and visitors to your local businesses, is once and for all resolved.

This is a process and it shall take some time but please be assured we seek to assist you on a "Not for Profit" basis.

Thankyou.

**NED BOARD
NEWQUAY AIRPORT LTD
9th December 2024**

----- Forwarded message -----

From: **Newquay Airport** <newquayairportuk@gmail.com>

Date: Mon, 9 Dec 2024 at 11:30

Subject: INDICATIVE BID TO ACQUIRE 25 CORNWALL COUNCIL CARPARKS

To: <Phil.Mason@cornwall.gov.uk>

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ACQUISITION INDICATIVE BID

25 CORNWALL COUNCIL CARPARKS

£2,500,000 CONSIDERATION PROPOSED FREEHOLD/LONG LEASE

Dear Mr Mason,

We previously bid for all Cornwall Carparks in 2023.

Cornwall Council Officers unlawfully refused to place our Bid before Cornwall Council Cabinet.

We have become aware that there is now a Public Interest process afoot, for Cornwall Council to resolve the taxpayer drain, of some of its loss making car parks reported by the BBC:

<https://www.bbc.com/news/articles/c627549gqy9o>

and that this is a serious and unsettling (for all Cornwall Residents) Public Interest (locals who need affordable/free parking where also car parks are the "shop front" experience vital to the economy tourism visitors to Cornwall) where we understand, that this matter is to be discussed at Agenda Item 4 of the Economic Development Scrutiny Committee on Tuesday 10th December 2024:

<https://democracy.cornwall.gov.uk/ieListDocuments.aspx?CId=1200&MId=13648&Ver=4>

We now provide (as a SPV who shall assign to the "Not for Profit" Operator) this Indicative Bid and we require to be addressed and involved as a Bidder, in the transparent Bidding Process, that must now take place, so that Cornwall Council can comply with the principles of "Best Value"

We refer to and out **Indicative Bid** is for the 25 car parks detailed within:

<https://www.bbc.com/news/articles/c627549gqy9o>

Namely:

1. Rosewarne & Extension, Camborne,
2. Readymoney, Fowey,
3. Helford Village, near Helston,
4. Castle Street, Launceston
5. Pannier Market, Launceston
6. Walkhouse, Launceston
7. St Peter's Hill, Newlyn
8. Albany Road, Newquay
9. Belmon Road, Newquay
10. Dane Road, Newquay
11. Tregunnel, Newquay
12. Watergate Bay, near Newquay
13. Trebarwith Strand, near Tintagel
14. Porthcothan Bay, near Padstow
15. Commercial Road, Penryn
16. Kittos Field, Porthleven
17. Belle Vue West, Saltash
18. Seaton Park, Seaton
19. Reppers Coombe, St Agnes
20. Clifden Road, St Austell
21. Park Avenue, St Ives
22. Porthmeor, St Ives
23. Tintagel Visitors Centre
24. Antony Road, Torpoint
25. Cawsand, near Torpoint

CURRENT STATE OF CORNWALL COUNCIL CARPARKS

1. In general the "parking experience" for locals is offensive to their wallets and it damages their quality of life and going about their business. The charging structures also damage local business.
2. In general the "parking experience" for UK tourists and especially Europeans visiting Cornwall, is not only predatory upon their wallets (which damages the experience and brings Cornwall into disrepute) but it is unpleasant.
3. In general, toilets at Cornwall Council car parks are old and disgusting. Some are akin to an open sewer, which brings Cornwall into disrepute.

We provide our Bid, to solve all of the above problems within 6 months of ownership, where **we want to work with all Parish/Town Councils where they want to in the interests of all Cornwall residents and Cornwall Tourists.**

INDICATIVE BID

Subject to Contract

1. Consideration of £2,500,000 (Two million five hundred thousand pounds UK sterling) for the Freehold of all 25 Carparks (or Fully Repairing Lease 250 years Term) to Complete 30th June 2025 with a "Not for Profit" SPV.

2. We shall JV (equal share of Capital Value Growth and Net Profits) under an Operating Agreement with any Town or Parish Council (who have no financial risk in the underlying asset) who seek to Operate with us, at each carpark.

Our philosophy in the "Not for Profit" venture is that local people must operate their own carparks for the benefit of local people and provision of vital tourism to Cornwall and to provide an excellent experience to visitors to Cornwall.

3. We shall reduce and/or subsidise parking and/or provide free parking for identified local residents.

4. We shall provide (at appropriate sites) decent and modern 24hr toilet and shower facilities at all locations suitable for a Van Aire (25% of car park at some suitable locations) with also Security.

5. We shall provide based Security at most of the carparks (with roving Security to include all) to reduce crime known to take place at many of the Cornwall Council car parks.

6. We undertake there shall be no ANPR use.

7. We undertake there shall be reasonable "grace" periods. Car parks in Cornwall should be a business model to enhance the resident/visitor experience and not to abuse people - it brings Cornwall into disrepute.

8. We shall invest in and provide Solar generation (where suitable) through "Solar Carports" which shall provide Green Electricity on site, for parked Electric Vehicles, and also be a green electricity power source for other community interests.

NEXT STEPS:

This Indicative Bid is not reliant upon our Bid being ultimately successful to acquire Newquay Airport, when the current "Adynaton" proposed transaction fails.

We require to be informed, that we are placed upon the Bidder list, for the above 25 carparks and to be assured that there shall be a fully transparent Bidding Process (unlike the CBRE/Westcore/Adynaton Fraud re Newquay Airport) conducted after an Open Tender to find an Independent Agent (Not CBRE they must be disqualified from this process, due their Fraud in the Newquay Airport Adynaton transaction process) where Savills and Knight Frank (independent out of Cornwall Agents), for example, get an opportunity to transparently market the 25 Cornwall car parks.

We remind you of your duties in law to act transparently and within the Nolan Principles and within the Best Value Standards and Principles:

<https://www.gov.uk/government/publications/best-value-standards-and-intervention-a-statutory-guide-for-best-value-authorities/best-value-standards-and-intervention-a-statutory-guide-for-best-value-authorities>

This is an excellent opportunity for Cornwall Council to effectively divest the carparks to the Town/Parish Councils so that Cornwall car parks can be a positive experience for all residents and visitors to Cornwall where we are content to work with any and all constructive Town/Parish Councils in Cornwall, for the benefit of their residents.

Thankyou.

NED BOARD
NEWQUAY AIRPORT LTD
9th December 2024

Cc Economic Scrutiny Committee Cornwall Council
Cc Audit Committee Cornwall Council
Cc Some Cornwall Councillors
Cc Media



Virus-free www.avg.com

