



Your local
charity
working for
wildlife
and people

David Neudegg
Chief Executive
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

10 December 2012

Dear David

Request for a loan in relation to the Cotswold Water Park Gateway Visitor Centre

I am writing to you following our meeting on 05 December with Cllrs Parsons and Theodoulou where we discussed the possibility of Cotswold District Council loaning a sum of money to the Cotswold Water Park Trust to allow it to carry out capital improvements to the Gateway Centre.

Just to recap on the current situation, the Gateway Centre is the primary information point for the Cotswold Water Park. The Cotswold Water Park Trust runs the Gateway Centre on leases from the Co-operative Group. This lease is due to expire in 2017.

One of the obligations placed upon the Trust is to maintain public toilets which must remain open for a minimum number of days per year. This is in accordance with the section 106 agreement which was signed when the centre was constructed.

These toilets serve not only members of the public requiring information but also users of the cafe and customers of the adjacent Cotswold Outdoor store.

Currently the only means of disposing of the waste from these toilets is by road tanker. The collecting tank has to be emptied three to four times per week and this costs the Trust in the region of £32,500 per annum. The tank emptying charges are the single largest contribution to the centre's already high running costs.

The landlord has gained consent from the Environment Agency for the installation of a package treatment plant which will treat the waste from the toilets to a high standard and discharge to a nearby ditch. The running cost of the treatment plant (including annual permit costs) is not expected to exceed £5,000 per year. It is clear from the above that there is a strong financial argument for the installation of such a system.

The plant has been subjected to formal tender and the anticipated installation cost is £60,000. Unfortunately the landlord is not prepared to fund the system and has asked the Trust to consider raising the capital itself, hence this letter to you.

While the Cotswold Water Park Trust does not currently enjoy long term security at the Gateway Centre the landlord is prepared to offer a new lease with a minimum term of 25 year if the Trust can fund the treatment plant. From a strategic perspective long-term security is something that the Trust would greatly welcome.

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Cotswold House, Manor Farm
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Clearly the reduction in costs resulting from the new treatment plant will considerably assist the Trust in turning the finances of the Gateway Centre round from a break even into a surplus making operation. This in turn will give the Trust sufficient resources to improve the information offer at the Gateway Centre.

We therefore ask that Cotswold District Council consider granting a loan to cover the installation costs of the sewerage treatment plant (£60,000) and propose that:

1. The loan is repaid on a monthly basis over 10 years.
2. The loan is secured on the Trust's new 25 year head lease for the Gateway Centre.
3. Interest rates to be discussed and agreed.

Please let me know if you require any more information otherwise I look forward to hearing from you in due course.

Yours sincerely

Matthew Millett
Managing Director

Cotswold Water Park Trust

cc Cllr Nicholas Parsons