

REPORT FROM: ENVIRONMENTAL SERVICES MANAGER

TO: NELSON COMMITTEE

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NELSON CEMETERY LODGE, WALTON LANE, NELSON

PURPOSE OF REPORT

To recommend that Members request the Policy and Resources Committee to declare the property shown edged black including the cross hatched area surplus to requirements in order for it to be marketed for sale and sold.

RECOMMENDATIONS

- (1) That this Committee recommends the Policy and Resources Committee to declare the property and an additional area of the Councils land surplus to requirements in order for them to be sold on the open market.
- (2) If the property is declared surplus to requirements that the Environmental Services manager be authorized to apply for Outline Planning Permission for the additional area to be used as a garden, parking and vehicle access for the property.

REASONS FOR RECOMMENDATIONS

To achieve a capital receipt and end all liabilities. The property has a small garden area and it does not have its own parking and vehicle access, and if Planning consent is obtained it is considered to increase the demand and amount of consideration which would be achievable.

BACKGROUND

1. The Cemetery Lodge was occupied by a Council employee on a service tenancy for a number of years until it was vacated in May 2019. The property requires a full programme of refurbishment to make it habitable.
2. Liberata Property Services have been requested to provide an indication of the market value in current and refurbished condition, and market rent in refurbished condition. The market value has been assessed at £150,000 in current condition and £225,000 in refurbished condition.

3. If the property was rented out it would have to be refurbished and the issue of a residential tenancy would need to be resolved. The market rent has been assessed at £750 per month in refurbished condition.
4. It is considered that if sold on the open market there would be limited demand due to the small garden area, lack of parking and vehicular access. Liberata Property Services have advised that there would be greater demand if an area of the Council's land was included in the sale with planning consent for additional garden, parking and to create a vehicle access off Walton Lane.
5. Liberata Property Services have estimated the cost of refurbishing the property to a habitable standard for modern living including creating a parking area and access to be in the region of £85,000.
6. The Council have investigated the possibility of the property being demolished to create additional space for burial plots, but the Council's Planning Department have advised that as it is in the grounds of the Cemetery it cannot be demolished.

ISSUE

7. The property is unoccupied and a full programme of refurbishment is required to bring it back into use. It is proposed that the property be sold on the open market in current condition by informal tender with an additional area of land shown cross hatched on the plan to be included in the sale with planning permission to create an additional garden area, parking and vehicle access off Walton Lane.

IMPLICATIONS

Policy: The Council seeks to identify surplus property for inclusion in its disposal programme in order to achieve capital receipts. It is proposed that the property be sold on the open market by informal tender.

Financial: A capital receipt and no further liabilities for the Council.

Legal: No legal implications are considered to arise directly from this report.

Risk Management: On disposal of the property all risks and liabilities will cease for the Council

Health and Safety: No implications are considered to arise directly from this report.

Climate Change: No implications are considered to arise directly from this report

Community Safety: See risk management

Equality and Diversity: No implications are considered to arise directly from this report

APPENDICES

Location plan

LIST OF BACKGROUND PAPERS

None