

REPORT FROM: HOUSING, HEALTH AND ENGINEERING SERVICES
MANAGER

TO: COLNE AND DISTRICT COMMITTEE

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Report Author: Hywel Lebbon
Tel No: 01282 878939
E-mail: Hywel.lebbon@liberata.com

CEMETERY LODGE, KEIGHLEY ROAD, COLNE

PURPOSE OF REPORT

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

RECOMMENDATIONS

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 it to be sold on the open market.

If the property is declared surplus to requirements that the Housing, Health and Engineering Services manager be authorised to apply for Planning Permission for the additional area to be used as a garden and parking for the property.

REASONS FOR RECOMMENDATION

To achieve a capital receipt and end all liabilities. The property has a small garden area but does not have its own parking, 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 employees of the Council for a number of years until it was vacated in August 2021. To make the property suitable for re-letting works would be required including replastering and re-decoration to some of the internal walls, new kitchen and bathroom fittings.
2. Liberata Property Services have been requested by the Councils Environmental Services to provide an indication of the market value if sold on the open market as they are not intending to re-let the property due to the works required and other ongoing liabilities. It is

estimated that an amount in excess of £210,000 would be achievable if the property was sold on the open market with an additional area of land for garden and parking.

3. 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 vehicle access. Liberata Property Services have advised that there would be greater demand if the sale included the area shown cross hatched and with planning consent for additional garden and parking.
4. The area in between the cross hatched area and the triangular shaped land on Sagar Fold as shown on the plan is Council owned. This is to be retained by the Council and it is proposed that a sale of the lodge includes a right of vehicle access for the new owner over the area shown hatched on the plan.

ISSUE

5. The property is vacant, works are required for re-letting and if the property was re-let there would be ongoing maintenance liabilities for the Council. It is proposed that the property be sold on the open market in current condition by informal tender with an additional area of land for garden and parking and a right of vehicle access over the Councils retained land.

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 to achieve best consideration.

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