

**SUBJECT: PROPOSED DISPOSAL OF MCC COTTAGES**

**MEETING: CABINET**

**DATE: 4<sup>th</sup> February 2021**

**DIVISION/WARDS AFFECTED: Llanfoist Fawr ,Portskewett & Trelleck United**

**1. PURPOSE:**

1.1. To seek Cabinet approval to declare 3 Farm Cottages and Llanfoist Cemetery Lodge surplus

**2. RECOMMENDATIONS:**

2.1. The properties known as 30 Leechpool Holding, 6 Leechpool Holding, Church View Cottage , and Llanfoist Cemetery Lodge be declared surplus.

2.2. The management of the asset Llanfoist Cemetery Lodge to pass from Grounds Maintenance to Estates in line with the Council's Disposal Policy

2.3. That consent be given for the disposal of the assets by the Estates Team.

2.4. That the Development Manager be given consent to agree the method of disposal and any other matters (including a reserve price) in consultation with the Cabinet Member for Resources.

2.5. That the budgets set out below be made available to fund any necessary costs of holding and disposing of the properties.

**3. KEY ISSUES:**

3.1. Following the retirement of the Sexton at Llanfoist Cemetery Llanfoist Cemetery Lodge has been vacant. It has been agreed that the responsibilities normally carried out by the Sexton will pass to Grounds Maintenance as part of the services they provide to the cemetery already.

3.2. As part of the Farm Portfolio, MCC has retained cottages formerly occupied by Farming Tenants, The properties have been held to facilitate any requirement to rehouse farming tenants. There are currently 5 vacant farm cottages. MCC will retain 2 cottages for rehousing and review periodically this requirement in line with Farming Tenancies .

3.3. Following Consultation, No internal use has been identified in line with the disposal policy and as the properties are surplus to requirement, the Council may now dispose of the properties on the Open Market.

3.4. In order to dispose of the property on the open market, Llanfoist Cemetery Lodge must be transferred to Estates to manage the disposal.

3.5. Alongside the transfer, a budget for holding and disposing of the property will be required to fund costs incurred.

#### **4. REASONS:**

4.1. Due to the properties sitting vacant, the conditions are deteriorating and potentially could become a liability to the Council

4.2. As the properties are no longer required as previous use and no internal use has been identified they can now be sold on the open market.

4.3. The sale of the properties will support the 21<sup>st</sup> Century School scheme and the requirement to generate £40million in capital receipts to support this.

#### **5. RESOURCE IMPLICATIONS:**

5.1. As part of this decision, we ask that a budget of £2,000 be made available from the Fixed Asset Disposal cost centre to meet any costs incurred in the course of the transaction.

5.2. As part of this decision, we ask that a budget of £2,000 be made available from FO47 revenue costs to fund any holding costs incurred by Estates.

5.3. A capital receipt will be received from the sale of the property to contribute towards the 21<sup>st</sup> Century Schools programme.

5.4. The Council will seek to recover reasonable Legal and Profession Fees from the purchaser as part of the transaction.

#### **6. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING)**

This decision does not impact on the delivery of any service or the provision of any service by the Council and therefore, while the implications have been considered a full assessment is not needed.

#### **7. CONSULTEES:**

Local Members - Cllr Giles Howard

Local Members – Cllr Debby Blakebrough

Local Members – Cllr Peter Fox

Cabinet Member - Cllr Phil Murphy

Development Manager – Nicholas Keyse

Asset Manager – Nicola Howells

Joanne Chase - Legal Services

Cemetery Officer - Rhian Jackson

Commercial and Operations Manager - Nigel Leaworthy

**8. BACKGROUND PAPERS:**

**Plans Attached : Leechpool Holding 30  
Leechpool Holding 6  
Church View Cottage  
Llanfoist Cemetery Lodge**

**9. AUTHOR: Nicola Howells – Asset Manager**

**10. CONTACT DETAILS:**

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