

SUBJECT: TO DECLARE CHEPSTOW CEMETERY LODGE SURPLUS TO REQUIREMENTS AND TO SEEK CONSENT FOR DISPOSAL

MEETING: Cabinet

DATE: 6th September 2017

DIVISION/WARDS AFFECTED: Larkfield

1. PURPOSE:

1.1 - To seek Cabinet approval to declare the above property surplus to requirements.

2. RECOMMENDATIONS:

2.1 - That the property known as Cemetery Lodge, Chepstow be declared surplus following the flexible retirement of the Sexton

2.2 - That the management of the asset pass to Estates in line with the Council's Disposal Policy

2.3 - That consent be given for the disposal of the asset by the Estates team.

2.4 - That consent be given for the Estates Manager, in consultation with the Cabinet Member for Resources, to agree the method of sale and any other matters (inc the reserve price) in relation to this disposal.

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

3. KEY ISSUES:

3.1 - Following the flexible retirement of the Sexton at Chepstow Cemetery the above property has been vacant for a number of months.

3.2 - No internal use has been identified following consultation in line with the disposal policy and as the property is surplus to requirement, the Council may now dispose of the property on the open market.

3.3 - In order to dispose of the property on the open market, it must be transferred to Estates to manage the disposal.

3.4 - Alongside this transfer, budgets for holding and disposing of the property are needed to fund the various costs incurred.

4. REASONS:

4.1 - Due to the property sitting vacant, the condition of it is deteriorating and will shortly start to become a liability to the Council.

4.2 - As the property is no longer required for its previous use and no internal use has been identified it can now be sold on the open market.

4.3 The sale of the property will support the 21st Century School scheme and the requirement to generate £40 million 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 21st Century Schools programme.

5.4 - The Council will seek to recover reasonable Legal and Professional 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:

SLT

Local Members - Cllr Paul Pavia

Cabinet Member for Estates - Cllr Phil Murphy

Estates Manager - Ben Winstanley

Joanne Chase - Legal Services

Cemetery Officer - Rhian Jackson

Management Accountant - Stacey Jones

Commercial and Operations Manager - Nigel Leaworthy.

Head of Community Lead Delivery - Debra Hill - Howells

Consultee Comments -

A comment was received from the Commercial and Operations Manager which resulted in the amendment of the contents of the initial report. The amendments and subsequent email reply to the comment was accepted by the consultee.

A query was received from members of Finance team, this didn't relate to the report itself but the timing of the proposed disposal. A response was provided to the query and no amendment to the report was required.

A comment was received from Legal Services in relation to a discrepancy with the location plan when compared to the registered title. The location plan attached has been amended to reflect the Council propriety title in relation this asset.

8. BACKGROUND PAPERS:

Location Plan

9. AUTHOR:

Gareth King MRICS - Principal Surveyor

10. CONTACT DETAILS:

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