

Committee: Resources

Date: 10 January 2023

Title: The Future of Cemetery Lodge

Purpose of Report

Members to consider the options for the future use of Cemetery Lodge.

Recommendation:

Members recommend that option X is put forward as a resolution for Full Council

Option 1 – Members recommend to Full Council that Officers start investigating the costs and processes involved in selling Cemetery Lodge as a residential dwelling.

Option 2 – Members recommend to Full Council that a working group is formed to come up with a use/uses for Cemetery Lodge.

Background:

1. Cemetery Lodge has now been vacant for over a year and is costing the Council money. The Council is currently paying to keep the building heated and is also having to pay Council Tax on it.
2. As the building is currently unused and costing the Council money, it is important to come up with a plan for its future use.

Report:

Option 1

3. The Lodge has recently (September 2022) been valued at £200,000 - £225,000 if sold freehold and £175,000 - £195,000 if sold leasehold.
4. If the building is sold it should be noted that any profit can only be used to purchase new fixed assets (such as other property).
5. The Lodge currently shares its mains water supply and sewage (to a septic tank) with the Cemetery's stand pipes and toilet.
6. The mains water supply would need to be split to make two supplies, the ballpark figure for this is £1000.

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7. There is no mains sewage available at the site and the Cemetery could not share the Lodge's septic tank if the Lodge was sold so we would need to consider removing the Cemetery's toilet.
8. As the septic tank is quite old it is also suggested that a drainage report is commissioned before the property is put on the market this has a ballpark cost of £500-£1000.
9. The Cemetery is currently all one Land Registry title (including the Lodge) so this would need to be split at time of sale which would incur a small legal cost.

Option 2

10. If members would prefer to retain ownership of the building a working group should be created to explore the options for the use of the building.
11. The group could utilise the results of the recent public consultation to help steer the decision on the buildings use.

Ben Jenner-Hurford
Councillor
January 2023