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<b>Decision Maker:</b>	<b>RESOURCES PORTFOLIO HOLDER</b>		
<b>Date:</b>	<b>For Pre-decision scrutiny by the Executive and Resources Policy Development and Scrutiny Committee on Wednesday 3rd February 2016</b>		
<b>Decision Type:</b>	Non-Urgent	Executive	Non-Key
<b>Title:</b>	<b>PLAISTOW CEMETERY LODGE, 132 BURNT ASH LANE, BROMLEY BR1 5AF</b>		
<b>Contact Officer:</b>	Antony Cooper, Estates Surveyor, Valuation and Estates E-mail: Antony.Cooper@bromley.gov.uk		
<b>Chief Officer:</b>	Director of Regeneration & Transformation		
<b>Ward:</b>	Plaistow and Sundridge;		

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1. Reason for report

This report seeks the Portfolio Holder's agreement to declare Plaistow Cemetery Lodge, 132 Burnt Ash Lane, Bromley, surplus to requirements to enable its sale, and further agree that the authority to accept an offer for this property should be delegated to the Director of Regeneration and Transformation, in consultation with the Resources Portfolio Holder, to enable the sale to be progressed quickly.

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2. **RECOMMENDATION(S)**

- 2.1 The Executive and Resources PDS Committee is requested to consider the proposed decision by the Resources Portfolio Holder and:
- 2.2 The Resources Portfolio Holder is recommended to agree to declare Plaistow Cemetery Lodge, 132 Burnt Ash Lane, Bromley surplus to Council requirements, and to agree that it be offered for sale on the open market, and;
- 2.3 Agree that the authority to accept an offer for this property should be delegated to the Director of Regeneration and Transformation, in consultation with the Resources Portfolio Holder, to enable the sale to be progressed quickly.

### Corporate Policy

1. Policy Status: Existing Policy: Maximising Assets
  2. BBB Priority: Excellent Council:
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### Financial

1. Cost of proposal: A capital receipt should be generated
  2. Ongoing costs Annual Council Tax of £1,330 per annum is payable until the property is sold
  3. Budget head/performance centre: Surplus Property Budget
  4. Total current budget for this head: £10,040
  5. Source of funding: Existing revenue budget 2015/16
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### Staff

1. Number of staff (current and additional):
  2. If from existing staff resources, number of staff hours:
- 

### Legal

1. Legal Requirement: Statutory Requirement: S123 Local Government Act
  2. Call-in: Applicable
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Not Applicable
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: To be reported at the meeting

### 3. COMMENTARY

- 3.1 Plaistow Cemetery Lodge is shown on Plan 1 below. It is a Victorian stone constructed two storey three bedroom property, originally purpose built in approximately 1880 to house the Cemetery Superintendent. Part of the Lodge spans the only vehicular access to Plaistow Cemetery. A rear garden is present, although it is dissected by a brick built outhouse, with limited access through it via small entry and exit doors. There is a small office and toilet facility on the western part of the ground floor, which cannot be accessed from the house.
- 3.2 After use by the Cemetery Superintendent, the Lodge was subsequently used by the Council to house various staff until 1996, when a lease was granted to South London Family Housing Association Limited (SLFHAL) to assist with family housing in the Borough.
- 3.3 At expiry of the term, SLFHAL advised that it did not wish to renew its lease due to the high running costs, and the considerable expenditure required to increase the efficiency of a building such as this.
- 3.4 At the time the lease came to an end, the residential sales market was poor, so enquiries were made to find another Registered Social Landlord to take a short term lease. However, none were prepared to take the property at the time, again due to the high costs of running the property.
- 3.6 The Lodge adjoins Burnt Ash Library, and it was agreed that it should be retained while the library service was reviewed to allow consideration of any benefits that could be derived from considering the two properties together. However, it has been concluded that the combined site would not generate sufficient value to make a scheme to replace the library within any new development viable, when the costs of development and the value of the Lodge are taken into account.
- 3.7 As it is not possible for the Council to grant assured shorthold residential tenancies, and as the residential sales market has now improved, Members are recommended to agree to declare the Lodge surplus to Council requirements, and sell on the open market.
- 3.8 Suitable conditions will be placed on any sale to prevent obstruction of the shared accessway leading to Plaistow Cemetery.
- 3.9 Burnt Ash Lane has parking restrictions in place, and any future planning application in respect of the Lodge (i.e. if the property is to be divided to comprise two or more units) is likely to include a condition requiring the provision of up to two parking spaces. Therefore, inclusion of a parcel of land to the rear of the eastern section of the Lodge was considered, but this use would conflict with Library windows present along this boundary. It is therefore now proposed that the sale should include the land shown fronting the Lodge. To offer the Lodge to the market without any provision for parking will impact on the market value.
- 3.10 As the Lodge is likely to only generate interest from the residential market, it is likely that the prospective purchaser will wish to be advised of whether their offer is accepted by the Council within a few days of submission, rather than having to wait for the next appropriate PDS Committee meeting and the decision of the Portfolio Holder. While the Director of Regeneration and Transformation has delegated authority to accept offers below £500K, it is possible that bids will exceed this sum. The Portfolio Holder is, therefore, requested to give delegated authority to the Director of Regeneration and Transformation also to agree a sale of the property (in consultation with the Portfolio Holder) in the event that an offer exceeding £500k is received, subject to being satisfied that market value is being achieved.

#### 4. POLICY IMPLICATIONS

4.1 The Council's Aims include being a Council which manages its assets well.

#### 5. FINANCIAL IMPLICATIONS

5.1 A capital receipt should be achieved.

5.2 The Council will continue to be liable for the Council Tax until a sale is completed. The amount payable for 2015/16 is £1,330.

#### 6. LEGAL IMPLICATIONS

6.1 Section 123 of the Local Government Act 1972 requires a local authority to secure the best consideration reasonably obtainable when it disposes of land (other than on a lease of 7 years or less) unless it has the benefit of an express or general consent of the Secretary of State. As this property is being marketed, compliance with this requirement will be achieved.

<b>Non-Applicable Sections:</b>	<b>4. PERSONNEL IMPLICATIONS</b>
Background Documents: (Access via Contact Officer)	Part 2 Report

### Plaistow Cemetery Lodge, 132 Burnt Ash Lane, Bromley



## Plan 1

### Plaistow Cemetery Lodge, 132 Burnt Ash Lane, Bromley

