
ST JOHN'S LODGE, ST JOHNS'S CEMETARY, MARGATE

To: **Cabinet Meeting - 23 June 2011**

Main Portfolio Area: **Economic Development and Regeneration**

By: **Mark Seed, Commercial Services Manager**

Classification: **Unrestricted**

Summary: **In accordance with the Asset Management Strategy, the above property was identified and approved of, for disposal by Cabinet on 5th August 2010. It was considered that the most likely use would be residential and Cabinet approved of a disposal for residential use. However, no offers for residential use have been received but a stone mason has made an offer to purchase the building in connection with his profession. The cabinet decision needs amending to reflect this.**

For Decision

1.0 Introduction and Background

1.1 As indicated above, it was contemplated that a residential bid would be the most likely offer to come forward, for the purchase of this property. No such offer was received but a stone mason has made an acceptable offer, to use the building in connection with his profession.

The company already do work at the cemetery and believe that on site representation will enhance their business opportunities. Clearly the use of the building by a monumental mason, is more compatible than a residential use.

2.0 The Current Situation

2.1 The market has been tested and an acceptable offer has been accepted, subject to contract, on behalf of the Council.

The building is currently used for office storage and the prospective purchaser also intends to use the building for offices.

On instructing solicitors, it was noted that Cabinet had technically agreed to a disposal for residential development and that this would need to be regularised.

3.0 Options

3.1 Revise the decision to allow for a disposal, without specific reference to use, as this would be covered by any planning requirements, if the prospective purchaser sought to change the use.

3.2 Endorse the existing decision.

4.0 Corporate Implications

4.1 Financial

4.1.1 If the existing decision is not amended, it is unlikely that the sale will proceed, which will result in a loss of a capital receipt, at least in the short term.

4.2 Legal

4.2.1 There are no considerations under this heading.

4.3 Corporate

4.3.1 The disposal is in accordance with the Council's Asset Management Strategy 2006-2011 and conforms with good asset management practice.

4.4 Equity and Equalities

4.4.1 There are no matters to consider under this heading.

5.0 Recommendation

5.1 That Cabinet modify the decision of 5.8.2010 to allow for a disposal without specific reference to use.

6.0 Decision Making Process

This is non-key decision that can be taken forward by Cabinet.

Contact Officer:	Justin Thomson, 7053
Reporting to:	Mark Seed

Background Papers

Title	Details of where to access copy
<i>Potential Asset Disposal for 2010/2011 Asset Management Cabinet 5.8.2010-Minutes</i>	<i>TOM</i>