

Report

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Report to:	Finance and Information Technology Resources Committee
Date of Meeting:	14 February 2012
Report by:	Executive Director (Finance and Information Technology Resources)

Subject:	Springbank Farm – Proposed Use for Cemetery Provision for Lanark
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ Advise Committee of the valuation of land being transferred for use as a cemetery at Springbank Farm, and to advise of costs of making good the remaining land.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the valuation of the land at Springbank Farm to be used by Community Resources for the purposes of cemetery provision in Lanark is noted
- (2) that the area of land being purchased by Community Resources for the purposes of cemetery provision in Lanark is noted.
- (3) that the approximate cost of £14,000 to bring the fencing surrounding the grazing area to be let up to an acceptable standard is met from the Lanark Common Good Fund

3. Background

3.1. Springbank Farm, consists of a farmhouse, outbuildings, and fields extending to 53.53 hectares located at Ayr Road, Lanark. The subjects are held in the Lanark Common Good Account.

3.2. At the meeting of the Finance and Information Technology Resources Committee held on 29 March 2011, approval was given in principle for part of Springbank Farm, Lanark to be used for the provision of new cemetery facilities for Lanark, subject to suitability and relevant approval including planning consent and SEPA, and, in terms of the Burial Ground Scotland Act 1855, approval from full Council.

3.3. Committee was advised that, as the land in question belonged to Lanark Common Good, compensation would be required to be paid to the Lanark Common Good Fund in the form of a capital receipt.

3.4. On 7 September 2011, Council decided that an area of ground at Springbank Farm, Lanark, should be designated as burial ground.

4. Extent of the Land

- 4.1. The report to Finance and Information Technology Resources Committee of 29 March 2011 outlined the extent of the land that was being considered as a potential cemetery site.
- 4.2. At the suggestion of Planning Services, planning consent has been obtained for all future requirements and this means that an additional area at the rear is included in the planning permission. This land will be transferred from Lanark Common Good to the Council in return for appropriate payment
- 4.3. Maps showing the original extent of the land as reported to Finance and Information Technology Resources Committee 29 March 2011 and the additional area that Community Resources are seeking to purchase are appended to this report.

5. Valuation of the Land

- 5.1. The compensation that Community Resources would be required to pay to Lanark Common Good for the land was to be determined by Enterprise Resources and would be equal to that which Community Resources would be expected to pay if the land was in private ownership.
- 5.2. The Council's Enterprise Resources have commissioned the District Valuer to provide an independent valuation for the land at Springbank Farm which will be transferred for cemetery use.
- 5.3. The District Valuer has now reported back and has valued the extents of the land detailed at section 4, and has provided a value of £90,000. This will be paid by the Council to the Lanark Common Good fund.

6 Grazings

- 6.1 The additional land transferred which will not be immediately required by the cemetery will continue to be let for grazing along side the remainder of land at Springbank Farm. The proportion of the annual rental received from the tenant that relates to the additional piece of land will be paid over to Community Resources.

7 Fencing Surrounding Grazings

- 7.1. In accordance with the Agricultural Holdings (Scotland) Act 2003, Lanark Common Good as the landlord are obliged to provide fixed equipment including adequate fencing as to enable the tenant of the remaining land to use the land for its proper use.
- 7.2. The estimated costs of providing and constructing this fencing around the grazing area is £14,000 and should be met from Lanark Common Good Fund.

8. Employee Implications

- 8.1. There are no employee implications.

9. Financial Implications

- 9.1. The transfer of the land to Community Resources will generate a capital receipt of £90,000 for Lanark Common Good.

9.2 The costs of providing and constructing adequate fencing surrounding the grazing area, estimated at £14,000, will be met from the Lanark Common Good Fund.

10. Other Implications

10.1. There is a risk that not transferring the additional land required by Community Resources will result in inadequate provision of cemetery facilities in the future.

10.2 There are no implications for sustainability in terms of the information contained in this report.

11. Equality Impact Assessment and Consultation Arrangements

11.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no impact assessment is required.

11.2. A copy of this report has been sent to the Royal Burgh of Lanark Community Council.

Paul Manning

Executive Director (Finance and Corporate Resources)

19 January 2012

Link(s) to Council Values/Improvement Themes/Objectives

- Accountable, effective and efficient

Previous References

- Finance and Information Technology Resources Committee 29 March 2011

List of Background Papers

- None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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