

Guildford Borough Council

Report to:	Executive
Date:	3 October 2024
Ward(s) affected:	Bellfields & Slyfield
Report of Strategic Director of:	Finance and Resources
Report Author:	Mark Appleton
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Lead Executive Member:	Richard Lucas
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Status:	Open
Key decision:	Yes

Sale of Stoke Cemetery Lodge

1.0 Executive Summary

- 1.1 The Council owns Stoke Cemetery Lodge, a residential property located in Stoke Cemetery. The Council considers the asset surplus to requirements and wishes to sell the property.
- 1.2 The property was independently valued between £460,000 to £560,000.
- 1.3 The property has been marketed for sale and the Council has received an offer of £550,000 for the freehold purchase of the property.

2.0 Recommendation to Executive

- 2.1 That the Executive resolves to approve the proposed sale of Stoke Cemetery Lodge for £550,000.

3.0 Reasons for Recommendations

3.1 This will provide the Council with a capital receipt of £550,000 for a property which is currently surplus to requirements and not in use.

4.0 Status of Report

4.1 Open

5.0 Strategic Priorities

5.1 One of the Council's corporate strategies identifies a more prosperous borough and this proposed transaction provides a capital receipt for the Council to utilise for the provision of services within the borough.

6.0 Background

6.1 The Council owns Stoke Cemetery Lodge. The Lodge has previously been utilised for staff accommodation; however, the property is now vacant and the asset is considered surplus to requirements and should be sold to release a capital receipt.

6.2 The property has been independently valued at between £460,000 and £560,000.

6.3 The property has been marketed for sale via local estate agents and received several offers for the freehold purchase, the best of which is £550,000.

7.0 Options

The options available would be:

7.1 To enter into the proposed transaction.

7.2 To not enter into the proposed transaction.

8.0 Consultation

- 8.1 Councillor Lucas has been consulted and is in support of the recommendation.
- 8.2 There is no requirement for public consultation for disposal of an asset of this nature.

9.0 Key Risks

- 9.1 None

10.0 Legal and Governance Implications

- 10.1 Section 123 of the Local Government Act 1972 provides for the Council to dispose of land provided it obtains best value, unless with the express consent of the Secretary of State to dispose at an undervalue. The Council has complied with usual and prudent commercial practices, including obtaining the view of a professionally qualified valuer and the disposal is at best value.
- 10.2 The preparation of the sales transfer will be undertaken in accordance with legal advice.

11.0 Financial Implications

- 11.1 The sale will result in a capital receipt for the Council.

12.0 Human Resources Implications

- 12.1 There are no human resources implications for the purposes of this report as the property is no longer used for staff accommodation.

13.0 Equality and Diversity Implications

- 13.1 There are no equality and diversity implications for the purposes of this report as the property is not in use.

14.0 Climate Change and Sustainability Implications

14.1 None

15.0 Next Steps

15.1 Sell the property, subject to Executive approval.

16.0 Background Papers

None

17.0 Appendices

None

Report clearance progress:

Finance	Jo Knight	
Legal & Governance	Claire Beesly	25.09.24
Human Resources	Francesca Chapman	
Equalities	Francesca Chapman	
Strategic Director	Richard Bates	