



## REPORT TO CABINET

08 July 2020

<b>Subject:</b>	<b>Appropriation of Heath Lane Cemetery Lodge, West Bromwich to the Housing Revenue Account</b>
<b>Presenting Cabinet Member:</b>	<b>Cllr Wasim Ali - Cabinet Member for Inclusive Economic Growth</b>
<b>Director:</b>	<b>Interim Director – Regeneration and Growth – Tammy Stokes</b>
<b>Contribution towards Vision 2030:</b> 	
<b>Key Decision:</b>	Yes
<b>Cabinet Member Approval and Date:</b>	Cllr Wasim Ali
<b>Director Approval:</b>	Tammy Stokes
<b>Reason for Urgency:</b>	Urgency provisions do not apply
<b>Exempt Information Ref:</b>	Exemption provisions do not apply
<b>Ward Councillor (s) Consulted (if applicable):</b>	N/A
<b>Scrutiny Consultation Considered?</b>	Scrutiny has not been consulted
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## **DECISION RECOMMENDATIONS**

### **That Cabinet:**

- 1 Declare Heath Lane Cemetery Lodge, West Bromwich surplus to the requirements of Sandwell Council Bereavement Services as identified on site plan identification reference SAM/23400/006.
- 2 Subject to 1 above, authorise the Director – Regeneration and Growth to appropriate the land and premises shown for identification purposes as Appendix A from the general fund to housing revenue account;
- 3 Authorise the Director – Housing and Communities to manage and let the premises as part of the Council’s housing stock; and
- 4 Authorise the Section 151 Officer to adjust the accounts accordingly.

## **1 PURPOSE OF THE REPORT**

- 1.1 The purpose of this report is to authorise the appropriation of land identified under section one of the recommendations of this report to accommodate subsequent use by Housing and Communities as part of the housing stock.
- 1.2 The property will be rented as a council property.

## **2 IMPLICATION FOR VISION 2030**

- 2.1 The proposals in this report contribute to achieving the Council’s ambition as follows:
  - Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighborhoods and close to key transport routes – It will provide the opportunity to bring this asset back into use and to provide a good quality and attractive home for the residents of Sandwell.

## **3 BACKGROUND AND MAIN CONSIDERATIONS**

- 3.1 The Heath Lane cemetery lodge provided accommodation for a service tenant. The house is now empty and the service wish to declare the house surplus to their requirements.

## **4 THE CURRENT POSITION**

- 4.1 Following appropriation, the house will undergo various improvements and then be rented as part of the council's housing stock.

## **5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)**

- 5.1 There has been no consultation with customers or stakeholders.

## **6 ALTERNATIVE OPTIONS**

- 6.1 Do Nothing. Not a viable option as the council should not be leaving a house empty. The service will continue to incur expenditure by doing so.
- 6.2 Sell the House; The lodge is sensitively located at the entrance of the cemetery. Disposal would reduce the ability of the council to respond to any possible management issues post sale. This option would mean the council will lose the opportunity to add to the council's housing stock.

## **7 STRATEGIC RESOURCE IMPLICATIONS**

- 7.1 The Heath Lane Cemetery lodge has an asset valuation of £137,500.
- 7.2 The recommendations set out in this report are in line with current housing policy. Housing, including privately owned accommodation is currently being considered and identified for acquisition as one of several initiatives to help meet the increasing demand for council housing.
- 7.3 Subject to the approval of the recommendation set out in this report the current holding asset valuation would be used to support the appropriation of the sites from the General Fund in to the Housing Revenue Account.

## **8 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 8.1 Section 122 of the Local Government Act 1972 the Council may appropriate land which belongs to the council and which is no longer required for the purpose for which it was acquired and is subsequently held.
- 8.2 A title check of the property has been completed. No issues that would prevent the proposals identified for the property has been found.

## **9 EQUALITY IMPACT ASSESSMENT**

- 9.1 An equality impact assessment has been undertaken and is available on request.

## **10 DATA PROTECTION IMPACT ASSESSMENT**

- 10.1 The sharing of any relevant data for the delivery of this contract will be in compliance with the General Data Protection Regulations.

## **11 CRIME AND DISORDER AND RISK ASSESSMENT**

- 11.1 Crime and disorder implications will be considered as part of the alternative use of the premises by service area concerned.

## **12 SUSTAINABILITY OF PROPOSALS**

- 12.1 The appropriation of the property to the Council's housing stock is a welcome addition to provide greater opportunities for housing Sandwell residents.

## **13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE).**

- 13.1 By bringing the property into residential use and refurbishing the property will result in a positive impact on not only the occupants but the residents within the locale.

## **14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND**

- 14.1 This report is in line with Council's asset management strategy to make a greater use of underutilised assets. Appropriating the premises to the Housing Revenue Account assists in accommodating a more efficient and effective asset portfolio.

- 14.2 The recommendations set out in this report also support current housing policy.

## **15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

- 15.1 The main reasons for seeking to appropriate the land/properties in question is to ensure the properties are brought back into economic beneficial use, supporting the increasing demand for council housing in Sandwell.

**16 BACKGROUND PAPERS**

16.1 None

**17 APPENDICES:**

None

**Tammy Stokes**  
**Interim Director – Regeneration and Growth**