

## Report of the Interim Deputy Chief Executive

**PROPERTY MATTERS – CAVENDISH LODGE, BEESTON AND EASTWOOD CEMETERY CHAPEL**1. Purpose of report

To seek approval to dispose of Cavendish Lodge and to seek commercial tenants for Eastwood Cemetery Chapel.

2. Background and proposals

Cavendish Lodge (see plan at the appendix) was formerly used as Council offices, but its recent use has been as rented accommodation to Barnardo's and Shopmobility. Shopmobility have recently moved into alternative premises and notice has been served on Barnardo's to vacate the premises at the end of their lease in July 2018. This will leave the premises vacant and it is proposed to dispose of it as it is located in a high value residential area and is expected to generate a significant capital receipt for sale for conversion to a residential development.

Cavendish Lodge was granted a change to residential use by Planning Committee on 21 March 2018, which will help maximise the capital receipt when offered for sale.

Members will recall that Eastwood Cemetery Chapel was restored following a devastating fire in 2014. It is currently used for a small number of housing staff, but they could be re-located at minimal cost allowing the building to be commercially let, raising income for the Council. Any tenants would be required to help the Council ensure the future and integrity of the building inside and out. The Council would retain the freehold and hence the landlord responsibilities.

It is intended to use an external agent to market the properties to ensure maximum market exposure.

3. Financial implications

A significant capital receipt will be generated from Cavendish Lodge for the general fund. However, there will be a reduction in revenue income as the annual rent received from the tenant will no longer be collected. In the latter respect, however, Barnardo's have scaled down their staffing such that they would have been looking for a significant reduction in space and associated rent.

Rental income from Eastwood Cemetery Chapel will also accrue to the general fund.

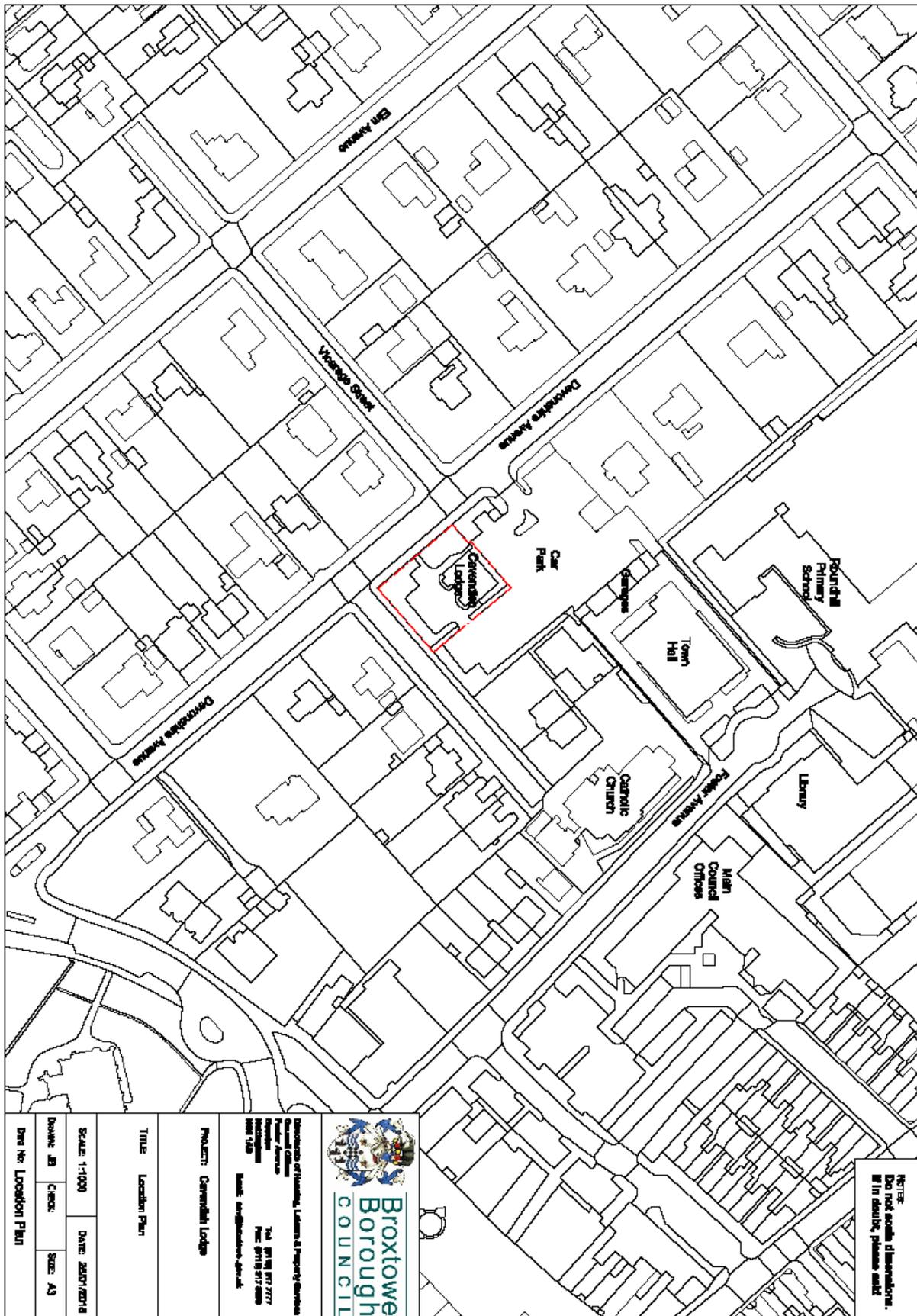
**Recommendation**

**Committee is asked to RESOLVE that the disposal of Cavendish Lodge, the rental of Eastwood Cemetery Chapel and the appointment of an external agent to market the properties be approved.**

Background papers

Nil

APPENDIX



NOTE:  
Do not scale dimensions.  
If in doubt, please ask!



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Project: Derbyshire Lodge

Title: Location Plan

Scale: 1:1000 Date: 28/01/2018

Drawn: AS  
 Checked: AS  
 Size: A3

Draw No: Location Plan