

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	<i>BEBINGTON CEMETERY CHAPEL</i>
WARD/S AFFECTED:	<i>BEBINGTON</i>
REPORT OF:	<i>HEAD OF UNIVERSAL & INFRASTRUCTURE SERVICES</i>
RESPONSIBLE PORTFOLIO HOLDER:	<i>COUNCILLOR ADRIAN JONES</i>
KEY DECISION?	<i>NO</i>

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to seek permission to grant a lease of the Chapel in Bebington Cemetery, Town Lane, Bebington.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 The Chapel in Bebington Cemetery, Town Lane, Bebington, is shown edged red on the attached plan. It is no longer in use due to its poor condition and the Director of Regeneration has ceased to use it for any operational purpose. As the building is now vacant and unused, its physical condition is deteriorating and the Council will have to address this problem shortly. The chapel is also in an isolated position within the rear of the cemetery.
- 2.2 The Romanian Orthodox Church approached the Director of Regeneration with a proposal that the Church take over the chapel for the purpose of holding services for its growing congregation.
- 2.3 The Director of Regeneration supports the Church's use of the chapel, as it will have the benefit of improving the condition of the building and security in the cemetery. A similar lease was granted to the Russian Orthodox Church in 2009 of the chapel in Rake Lane Cemetery, Wallasey: which was also closed and in a similar state of repair.
- 2.4 The provisionally agreed lease terms are in line with those that would be expected to be offered under the Community Asset Transfer policy.
- 2.5 The terms, which are set out below, should ensure that the future of the building will be secured by requiring the tenant to put the chapel into a fit state of repair and maintain it thereafter. The necessary repairs are estimated to be £120,000, for which the Council has no identified budget.
- 2.6 Main provisionally agreed terms:

Lessee: The Romanian Orthodox Church on Merseyside.

Term: 25 years. This length of term should enable the church to seek various sources of grant funding.

Use: The proposed use will be for church services for the Romanian Orthodox Church.

Rental: The rental is to be one peppercorn per annum.

Repairing liability: The lessee is to undertake all repairs to the property.

Insurance liability: The lessee is to insure the property, including Public liability and indemnity insurance, at its own cost.

Other outgoings: The lessee is to be responsible for the costs of all utilities and taxes relating to the property.

Access: The lessee is to be granted a right of way over the cemetery road, shown shaded green on the plan that leads to the chapel. It will not be permitted to block this road, nor cause any nuisance to any other people using the cemetery. The lessee will also be required to part fund any maintenance to the access road

3.0 RELEVANT RISKS

3.1 There are no risks arising out of this report.

4.0 OTHER OPTIONS CONSIDERED

4.1 No other options have been considered.

5.0 CONSULTATION

5.1 No formal consultation has been undertaken.

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

6.1 The property was not considered suitable to be transferred to other groups due to the costs of the repairs required.

7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

7.1 There are no resource implications arising.

8.0 LEGAL IMPLICATIONS

8.1 There are no legal implications arising directly out of this report.

9.0 EQUALITIES IMPLICATIONS

9.1 Has the potential impact of your proposal been reviewed with regard to equality?

No because there is no relevance to equality.

10.0 CARBON REDUCTION IMPLICATIONS

10.1 There are no carbon reduction implications arising directly from this report.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 There are no planning implications arising directly from this report.

12.0 RECOMMENDATION

12.1 That the Council grants a lease on the terms outlined in this report.

13.0 REASON FOR RECOMMENDATION

13.1 To enable the lease proposed to be granted.

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APPENDICES

Location plan

REFERENCE MATERIAL

No reference material has been used in the preparation of this report.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date