



SOMERTON TOWN COUNCIL

ASSET REGISTER DOCUMENT APPROVED JUNE 2016

STC601: REVISION TO FINANCIAL STANDING ORDERS

Asset Register: All items with a value of £500 or more (ex VAT) will be recorded on the asset register, with the exception of land and properties where all items will be recorded.

Document approved March 2009

Updated as at April 2011

Updated May 2016

SECTION A: LAND & BUILDINGS:

EDGAR HALL/ OFFICES/MEETING ROOMS:

8 Cary Court, Somerton Business Park, Somerton TA11 6SB

Town Council – Freehold Owner:

Purchased September 2008: Valued at £700,000.

Re-valuation on completion £1,300,000.

Further DV valuation March 2011 £750,000.

Insurance valuation January 2016 £896,000

Further DV valuation May 2016 £750,000.

The site has been converted to form a new larger Community Hall, with meeting rooms and the Town Council Office with car parking, all in one facility.

There are three main tenants Somerton Town Council, Somerset association of Local Councils and Parrett Catering. Regular users include Slimming World, Life Church, U3A, plus Somerset County Council and several community groups.

The hall currently generated an income (2015/16) of c£36K a 24% increase on 2014/15.

DOCTORS' SURGERY SITE:

Cox's Yard Car Park, Somerton TA11 7PR

Town Council – Freehold Owner:

Value: £385,000. Purchase Date: February 2003. £330,000. Re-valued March 2007.

The site was used as a base for the town's Doctors' Surgery, was purchased to assist with the development of the adjacent car parks and toilets as well as to provide a possible site for a future Community Hall/Centre. The site was modified to allow the car park development to take place, resulting in a reduced footprint for the surgery. In May 2014 the Surgery relocated to a new building in Somerton. Despite extensive marketing the site was not able to be sold or leased.

Sale of the building to SSDC for £175K was agreed, the building will be demolished in 2016 to make way for an additional 44 car park spaces. The car park space will be leased by STC for £9K pa.

COX'S YARD CAR PARK:
Cox's Yard Car Park, Somerton TA11 7PR

Spaces: 4 Disabled 1 Motorcycle

Town Council – Freehold Owner:

Value: £150,000

Site purchased in 1973 and laid out as a car park. Revamped in 2003 as part of a major expansion of car parking in the town – work organised jointly by STC and SSDC.

LAND SOUTH OF KING INA ROAD:
Off Half Moon Car park, Somerton, TA11 7PZ

Town Council – Freehold Owner. Leased to Scout Association.

Value: £1 Acquired from SSDC, February 1995 and leased to Scouts.

This land was purchased from SSDC, for £1 in 1995, and made available on a 21 year lease to the local Scouts, through the Scout Association, securing the long-term use of the site for Scouting purposes. Lease value is £1 pa.

A new 20 year lease has been agreed, the paperwork is being progressed. The scouts have a desire to relocate but are unable to find alternative premises.

SOMERTON CEMETERY:
Behind Berry, Somerton, TA11 6JY

Town Council – Freehold Owner.

Land: £1.

Value: Buildings - £9,500.

Land acquired in 1870's for use as a town Cemetery. Area purchased for extension of Cemetery in 1970's, used in part as 'kitchen gardens/allotments' until required as part of the Cemetery.

Income 2015/16 £9453, operating costs £16646 (includes development work) net running costs £7193.

LADY SMITH MEMORIAL HALL: Market Square, Somerton, TA11 7NB.

Town Council – Custodian Trustee:

Value: £100,000. Valuation date: April 2002.
Insurance Value: £490,400 August 2006
Leasehold Value (as a Community Building): £75,000 August 2006.
Insurance value £560,000 January 2016

The building was erected at the turn of the 20th century and given for the benefit of the inhabitants of the town, as a reading room and for the cultural benefit of residents. Part of the building was leased to SSDC and used as a joint Community Office with the Town Council. The original Trustees of the building stood down and the then Parish Council was appointed as Custodian Trustee in 1953.

(Negotiations were underway to possibly lease the building to St Michael's Parish Church for a period of 99 years, on payment of a premium and subsequent peppercorn rental, this option did not come to fruition).

The Ladysmith Memorial Hall is run by a group of managing trustees (established 2015) who are responsible for all operational issues. STC have undertaken to pay the insurance premium on the building.

SOMERTON RECREATION GROUND & BUILDINGS: Gassons Lane, Somerton, TA11 6HS

Town Council - Tenant of 13 acres of land (999 year term, from 1995).
- Freehold owner of 7 acres.
- Landlord of buildings on the site.

Land: £1
Value of buildings: £440,000
Insurance Value Sports Club £600, 000 January 2016

The present site extends to some 8ha (18 acres), the first 7 acres being acquired in 1967 and the remaining area in 1995. The land is currently used for general sporting activities, as well as providing a building housing the Somerton Sports Club. Separate areas are allocated to Tennis Courts a Bowling Green, a Multi-Use Games Area, a Play Area, and a Skate Park (constructed on the site in 2005).

Leases are in place for

Tennis Club December 1998 for 99 years expiring 2097. Annual rent £1
Bowls Club December 1998 for 99 years expiring 2097. Annual rent £1
Sports Club lease issues to be resolved

Somerton Town Council Asset register updated May 2016

**MEMORIAL GARDEN & PLAY AREA:
Etsome Terrace, Somerton, TA11 6LZ**

Town Council – Freehold Owner – Held in Trust.

Value of Land: £1.

Land made available as a Memorial by Cow and Gate Ltd in 1967 as a gift, to be used as a Children’s Playground, with a memorial plaque erected indicating that the property was donated in memory of the people of Somerton who lost their lives on the site during the bombing in World War II. Part of the site, fronting onto Behind Berry, was made over to SCC, to enable widening of that part of Behind Berry to take place, in 1993. Site extended in 2005, taking in part of the adjacent ‘ex-County Depot site’, for refurbishment as a Play Area and Memorial Garden; work completed in 2007.

**LAND ADJACENT TO UNICORN SKITTLE ALLEY:
Cox's Yard Car Park, Somerton TA11 7PR**

Town Council – Freehold Owner.

Value: £4,000. Valuation date at purchase December 2002.

This land was acquired from Lady Middleton’s family, to enable the toilet block to be relocated from within the Cox’s Yard Car Park. This site then provided a better toilet block, built in 2003, in a more convenient location, releasing land on the old site for additional car parking spaces. The toilets were built for the District Council and the land is formally leased to them (rent receivable: one peppercorn). This arrangement is currently under review, during 2009 the Town Council took over the responsibility of the toilets from SSDC

Running costs 2015/16 £15526, includes c£6K refurbishment costs

**UNICORN CAR PARKS:
West Street, Somerton, TA11 7PR**

Spaces: 4 Disabled, 41 Car spaces

South Somerset District Council – Freehold Owner: Town Council –Lessee:

Rental: £1 (peppercorn)

The existing SSDC controlled car parks were revamped in 2003 as part of a major expansion of car parking in the town – work organised jointly by STC and SSDC. A formal, 42 year lease was signed with SSDC in December 2004, giving the Town Council control of the car parks – assuring free parking under the terms of the lease.

PADDOCK HOUSE CAR PARKS:
West Street, Somerton, TA11 7NB

Spaces: 1 Disabled, 54 Car spaces

South Somerset District Council – Freehold Owner: Town Council –Lessee:

Rental: £1 (peppercorn)

The existing SSDC controlled car parks were revamped in 2003 as part of a major expansion of car parking in the town – work organised jointly by STC and SSDC. A formal, 42 year lease was signed with SSDC in December 2004, giving the Town Council control of the car parks – assuring free parking under the terms of the lease.

From 2016 STC agreed to a pay and display operation for this car park.

BRUNEL CAR PARK:

Spaces: 2 Disabled, 29 Car spaces, 1 Motorcycle.

Freehold Owner: Ruddle Group Ltd

Town Council – Lessee:

Rental: £1 (peppercorn)

The existing car park was revamped in 2003 as part of a major expansion of car parking in the town – work organised jointly by STC and SSDC. The Brunel Car Park was leased to the Town Council, on a 99 year lease, in May 2003.

BRUNEL CAR PARK extension: (Yarlington Car Park)

Spaces: 14 Car spaces.

Freehold owner Yarlington Housing Group

Town Council – Licensee

Rental: £100pa

The car park was licensed to STC to create an additional 14 spaces. STC paid for the work to be completed as part of its car park strategy.

MARKET SQUARE CAR PARK:

Market Square, Somerton, TA11 7NB.

Spaces: Disabled 2, 9 Car spaces, Motorcycle 1.

Free hold: Somerton Town Council

LAND AT HORSEMILL LANE:

Behind Berry, Somerton, TA11 7PD

Mr R Copeland, Lynch Country House Hotel: Town Council – Licensee.

Value: -

Rental: -

Land made available in September 2003, for Townspeople and visitors to use, to enjoy the views across the valley.

Open-ended licence, subject to 'one month' notice from owner.

LAND AT SUTTON ROAD – MIDAS HOMES S106 SITES:

Sutton Road, Somerton, TA11

Value: £1.

Town Council – Owner (on completion of S106 paperwork),

Land transferred to the Town Council from Messrs Midas Homes Ltd, to be used/maintained as Public Open Space and a Local Area of Play. A commuted sum paid by the developer in return for the Town Council taking over the future maintenance of the areas concerned.

SECTION B: MEMORIALS:

BUTTER CROSS:

Market Square, Somerton, TA11 7NB

Town Council – Freehold ‘Held in Trust’.

Insurance Value: £160,000.

The Butter Cross was ‘given’ to the town by the Lord of the Manor, the Earl of Ilchester, in 1916 and has been the subject of three restorations since, in the early 1920’s, 1950’s and 1980’s. Minor works carried out in 2003-04 resulted in the Butter cross being illuminated for the first time. The Butter Cross is a Scheduled Ancient Monument and a Grade II* Listed Building of Special Architectural and Historic Interest. Access to the Buttercross was improved in 2007 for use as a covered area/bus shelter.

The adjacent paved area received extensive renovation in 2016 at a cost of £59K following a bequest from Mrs Cooper. The balance of the bequest £96K is held in a reserved fund within the STC accounts

WAR MEMORIAL:

Market Square, Somerton, TA11 7NB.

Town Council – Freehold Owner.

Insurance Value: £53,300.

Insurance Value £135,000 January 2016

The War Memorial was paid for from public subscription, the money being raised between late 1918 and 1921, the Memorial itself being dedicated on 21st May 1921, and given into the care of the Parish Council in perpetuity.

In the 1980s the Memorial was moved a few metres from its original position outside the Church gates, as part of an enhancement scheme for the Market Square, to allow easier access to the Church.

COW SQUARE WATER TROUGH: Cow Square, Somerton, TA11 7NG

Town Council – Freehold Owner.
Insurance Value: £53,000.

The lantern and drinking fountain were 'Erected in commemoration of the Coronation of King Edward VII, August 9th 1902', the whole structure being made by the Coalbrookdale Company of Shropshire. The original gas lamp has been converted to electricity and the water supply removed, but otherwise the actual fountain remains as originally constructed.

In 2001 the Town Council decided to restore the structure to its original condition, as part of the Golden Jubilee celebrations for Her Majesty Queen Elizabeth II in 2002, the work being completed in May 2002. This work was carried out by Messrs Dorothea Restorations Ltd of Bristol, the funding being a joint operation, with assistance from the Heritage Lottery Fund, SCC, SSDC and Wyvern Waste Entrust along with Town Council funds.

SECTION C: OTHER ITEMS:

PLAY EQUIPMENT/FENCING:

Town Council – Owner.

Insured/Replacement Value: £195,000

Valuation date: August 2007.

The Town Council operates 4 play areas, two of which have been totally refurbished between 2003 and 2007; the Gassons Lane and Parklands Way sites. In 2005 a skatepark was built at the Gassons Lane site, the equipment on which has been added to in January 2007. The equipment on the two play areas and the skatepark site are insured, to the value above. A third play area site, at Etsome Terrace was refurbished in 2007, along with the creation of a Memorial Garden on the same site and the Midas Homes S106 site was completed in 2008.

A schedule of play equipment is included in the inspection reports.

MEMORIAL GARDEN:

Etsome Terrace, Somerton, TA11 6LZ

Town Council – Owner.

Insured Value: Seats/Shelter: £18,000

Valuation date: August 2007.

This Memorial Garden was created, in memory of those who lost their lives in the Air-Raid in September 1942, when the site, then owned by Cow & Gate Ltd, and used as a dried milk factory was bombed. Nine trees have been planted in memory of the 9 people killed and shrub beds have been planted, with a shelter and seating provided for resident's use. This is situated alongside the re-vamped Etsome Terrace play area.

EDGAR HALL SOLAR PANELS:

8 Cary Court, Somerton Business Park, Somerton TA11 6SB

Town Council – Owner.

Installed on 2015 with funding from a grant related to Somerton Dorr solar farm.
Estimated annual income £4K

Purchase cost £26208

OFFICE EQUIPMENT:

Town Council – Owner.

Replacement Value: £6,500

Valuation date: February 2007.

Within the Town Council office there are a number of items of office equipment which are owned by the Council, the main items being; computers, photocopier, tel/fax machine, fire-proof cabinet (for documents/records), filing cabinets, desks and chairs.

Specific items with a value in excess of £500

EDGAR HALL MEETING ROOM / KITCHEN EQUIPMENT:

Within Edgar Hall there are a number of items of equipment which are owned by the Council, the main items being; tables, chairs, audio visual equipment, kitchen appliances, tableware.

Specific items with a value in excess of £500

Commercial dishwasher £1500 purchase price 2015

CHRISTMAS LIGHTING:

Town Council – Owner.

Value: £11,000

Valuation date: December 2005.

The Town Council owns a variety of static light displays and strings of 'outside' lights which are erected annually over the Christmas season, connected to permanent outside power supply points, again owned by the Town Council but located by agreement on buildings in both public and private ownership.

An addition in 2005 was the joint purchase, with the Somerton Hotel, of a static display installed on land at the Hotel, overlooking the Viaduct.

In 2007 permanent electrical connection boxes were installed around the town, for use by the Christmas lights, making connections simpler for future years.

£4500 of upgraded lights were purchased on 2015, with a programme of c£9K planned over the next two years. Obsolete or non working lights were disposed of as part of the project.