

**Evidence Pack
Burial Options Review**

Communities and Environment Overview and Scrutiny Panel

Councillor Porter (Chairman),
Councillor Mrs McKenzie-Boyle (Vice-Chairman),
Councillors Angell, Brossard, Brown, Ms Gaw, Mrs Ingham,
Kennedy and Kirke



Also Invited:

All non-executive Councillors

Tuesday 14 January 2020, 2.30 - 7.00 pm

2.30pm

Meet at Easthampstead Park Cemetery and Crematorium, South Road, Bracknell RG403DW to Conduct Potential Burial Site Options Visits.

Visitor information can be found here:

<https://www.bracknell-forest.gov.uk/births-deaths-and-ceremonies/deaths-funerals-and-cemeteries/easthampstead-park-cemetery-and-crematorium/council-office/general-information-visitors>

4pm

Meet in the Council Chamber, Time Square, Market Street, Bracknell, RG12 1JD to discuss the potential site options and make recommendations.

Between 4pm and 5pm

Conference call with Paul Pace, Chief Officer: Environment Bedford Borough Council.

Evidence Pack

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EMERGENCY EVACUATION INSTRUCTIONS

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Sound recording, photographing, filming and use of social media is permitted. Please contact Kirstine Berry, so that any special arrangements can be made.

Published: 20 December 2019

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Scope and Background Information for the Burial Choices Scrutiny Review

Background to this review

On 5 November 2019 the O&S Commission commissioned a scrutiny review to scrutinise the burial and funeral choices within Bracknell Forest to ensure that residents' future needs are met

Work Programme Proposal

Review Title	Burial Choices
Why are you asking for scrutiny's input? (optional)	There is a wider variety, and greater freedoms, for funeral and burial choices than ever before. With the lack of current provision within BFC, an options appraisal of how to now meet this need is required. As clients move away from the traditional options, ensuring that any new provision is future proofed to meeting these changing client requirements, but within the resources that the council has available, needs to be investigated and options brought forward.
Scope (What exactly needs to be looked at?)	<ul style="list-style-type: none"> - Review the current client requirements for funeral and burial. - Produce projections to determine client needs over the next 20 years. - Assess how to meet projected needs to include guidance and direction for the council for investment options, given the council's limited financial resources and access to suitable burial locations within the borough. The options to review are: Traditional funeral, Cremation, Green and woodland funerals, Humanist and civic funerals, any others (new and emerging options).
What is to be achieved?	Advice to the Executive on what options to invest into and recommendations on how to ensure that BFC continues to provide an excellent service, within the resources the council has available.
Council theme (Select one option from drop down list)	Communities
Decision maker (Select one option from drop down list)	Executive
Time Constraints	There is no specific time constraint on this review. An Executive decision will be taken before Christmas 2019. Scrutiny input will be required from early to mid 2020.
Portfolio holder (Select one option from drop down list)	Councillor Harrison, Executive Member for Culture, Delivery and Public Protection
Directorate (Select one option from drop down list)	Delivery
Which team is affected?	Cemetery & Crematorium
Delivery method (select one option from drop down list)	Mixture of Spotlight Sessions, benchmarking and site visits/observations
Are there any costs associated with completing this review?	None identified

Situation:

There is a wider variety, plus greater freedoms, for client choices with regard to funerals and burials than ever before. Bracknell Forest Council (BFC) is currently faced with acquiring new space to provide these services. However, as space for further expansion beyond this new allocation becomes more difficult, making best use of the new allocation is vital.

As clients move away from the traditional burial and funeral options, ensuring that any new provision is future proofed to meet these changing requirements whilst ensuring that the options taken forward are within the resources that the council has available, is at the heart of this review.

The O&S Commission (O&SC) commissioned a short scrutiny review of this topic, but the situation has since changed and it is now proposed to do two pieces of work to complete this review.

- The first piece of work would be a single meeting to appraise the land options which will contribute to the Executive decision on 10 March 2019.

- The second piece of work would retain the same scope as the agreed work programme item, but having completed scoping of the work, Officers considered that more time was needed to address the objectives of the review and so would be done during the first and second quarters of 2020/21 (April to September 2020).

The Panel's initial piece of work, via a single meeting review, would be an options appraisal of the likely sites where additional interment space could be created, supporting the investigation work that Officers are undertaking. The Panel's early piece of work will form an early stage set of comments and recommendations, that will be taken in to consideration as part of the decision-making process on which site, if any, the council should invest in.

Once the site has been acquired and provisioned, how this new allocation is to be used will require further review and recommendations. This will form the second part of the review to address who gets a burial plot in Bracknell, at what cost and how that matches in with the other services provided at Easthampstead Park Cemetery & Crematorium.

The relevant legislation concerning disability access, discrimination and human rights **MUST** be considered within the context of this review together with emotional and religious requirements.

An increasing number of people are planning ahead for their funerals and burials/interment, making their own arrangements for how their remains will be handled. Other Councils, such as Bedford Borough Council have sought to provide alternative above ground options such as [mausoleums and burial chambers](#).
[Cemetery fees for Bedford](#)

Cremation is still the most requested service, so understanding how this service fits in to the mix of services provided at the site is also vital in order to address the needs of the community for at least the next 25 years until 2045.

Objectives. What do we want to achieve from this review?

NB: Municipal Years are used for timings

During Quarter 4 2019/20 (January to March 2020) the review will:

- Conduct an options appraisal to and contribute to Executive decision on 10 March 2020 as to which new site/s should be selected for the potential for expansion of the current cemetery (subject to survey).
- Provide their recommendations to Damian James, Assistant Director: Contract Services to be included as an appendix to his report that will go to the Executive on 10 March 2020.
- Submit their conclusions to the O&S Commission on 19 Feb 2020 to ratify.

Burials at Easthampstead Park Cemetery & Crematorium

Introduction

As of spring 2022, there will be no space left at Easthampstead Park Cemetery & Crematorium (EPC&C) for new graves to be created. The council needs to decide how it is going to respond to this situation. First and foremost, it must consider whether BFC is going to continue to make provision for burials and if so, which of the following options presents the best scenario given the current budget circumstances of the council:

- EPC&C Bungalow
- Downshire Golf Course: Pitch and Putt
- Downshire Golf Course: Driving Range
- Great Hollands Recreation Ground
- Land at Beaufort Park

Land situated further away from EPC&C could be purchased but this would come at a significant cost and is less practical as it would be located further away from the existing infrastructure.

The aim of the following information is to summarise the various land options being considered to support you, as Overview and Scrutiny Members, to provide recommendations to the Executive with regards to next steps.

Supporting Information

EPC&C is very successful from an organisational and public perspective and it serves the needs of an area well beyond the Borough boundary. The addition of a second chapel in 2018/19 has provided increased capacity for funeral services at the site. However, the 2019/20 financial performance of EPC&C is currently projected to fall short on the revised income target.

The burial ground at EPC&C was opened in December 1971. In the years since, the facilities have developed a reputation for quality and sensitivity. There are now around 3,700 people buried with a further 19,000 interred remains within the grounds. Easthampstead Park Cemetery is the only land that BFC currently has for such purposes.

There is no obligation upon a Council to provide a burial (or even a crematorium) facility. At current burial rates, it is estimated that the cemetery will run out of burial space by Spring 2022.

Were the Council minded to source and provide additional burial space, there are both timing and cost implications to consider and the Council would be liable for all ongoing maintenance costs for a minimum of 75 years after the last grave plot is utilised.

Current Financial Context

With the addition of a second chapel, the theoretical maximum number of chapel services per day has increased from 9 to 14. The 2019/20 income target for the site is approximately £400,000 higher than in 2018/19 – a reflection of the increased capacity. This increased income target was set based on expectations of eight additional services per week.

However, current levels of demand mean that there is an emerging income pressure of £187k on the site (as at the end of November). Site management have already put measures in place to mitigate the shortfall but the budget gap is unlikely to close.

Income from new burials (i.e. all burials excluding those in which a second coffin is placed into an existing grave) currently account for around £132k of income for EPC&C. Once all burial space is used, that income will no longer be collected and the revenue pressure for the site will further increase as the area will require ongoing maintenance.

Cremations currently make up approximately 92% of all funeral services, but the current demand for burials is stable and certain religious groups will not countenance cremations.

Burial Space in the Borough

As well as managing the cemetery at Easthampstead Park, Bracknell Forest Council is also responsible for the maintenance and upkeep of two closed Church of England burial sites – Priory Road Ascot and St Michael and Mary Magdalene, Easthampstead. The current grounds maintenance costs for these two is £10,000 p.a. and the liability is ad infinitum. More church yard cemeteries are likely to close in the next few years with maintenance responsibilities potentially falling to the Borough.

Of the various churchyards within a 5 to 7 mile radius of Easthampstead cemetery and crematorium only two – All Saints in Binfield and St Michael The Archangel in Warfield - have capacity for burials beyond the next 5 to 10 years. Each church will only accept burials for their own parishioners.

There are no known proposals to make any additional burial provision in the Borough. Bracknell Town Council's own cemetery at Larges Lane is full and they only allow the interment of cremated remains or the use of already purchased / family owned burials.

Whilst cremations remain the largest element of our service, the number of new burials has been maintained at around 65 per annum as the table below shows.

Table 1: Number of new burials and cremations per annum at EPC&C

Year	2014	2015	2016	2017	2018
No. of new burials	63	77	72	53	59
No of cremations	1,861	1,916	1,997	1,899	1,966

The remaining adult grave space used for non-specific denominations is 130 graves. Whilst the majority of the national and local population favours cremation, burials are still in demand and some religions recognise nothing else. Within the existing cemetery specific provision is made for Muslims and Baha'i Faith - each of which buries their deceased. There is capacity for another 8 Muslim and 22 Baha'i burials. At current demand levels we will provide for such needs for a further 3-4 years for the Muslim faith and 15 years for the Baha'i faith. The cemetery also provides a specific area for children in which 150 graves remain providing capacity for a further 5-7 years before the cemetery is full.

Furthermore the Borough is seeing significant growth in housing and the population from across the facility's catchment area is expected to increase over the next 20 years. In addition there is increased demand from areas towards London as families look for cheaper and potentially more attractive burial grounds.

In order to better manage the remaining burial space, BFC no longer allows the purchase of single depth graves; all new grave plots are double depth only. A double depth grave allows

for the subsequent burial of a second coffin by the grave owner on top of an original burial. Based on current practices, we are predicting that the adult non-specific denomination grave spaces will be full by the end of the 2021/22 financial year. Using projected income and expenditure figures for 2020/2021, this would mean that from 2021/22 to 2022/23, annual burial income would decrease from £199.4k to £56.7k as the only burials taking place would be those in which a second coffin was put into a family grave. Over time, the £56.7k worth of burial income would further decrease as plots became full.

Projected grounds maintenance costs for 2020/2021, which include staffing, use and maintenance of vehicles and equipment, materials, fuel and utility costs, equate to £143.4k. The council remains responsible for maintaining the land for 75 years after the final burial is made at Easthampstead Park.

Burial Authorities (outside of London) cannot re-sell a grave even after 75 years have passed. Given this, and the points made above, the cemetery will go from a positive budget position of £56k to a negative budget position of -£86.7k once existing burial space runs out (see table 2 below). The net budget position will worsen as second burials cease to continue.

Table 2: Cemetery budget position before and after burial ground is full (using 20/21 income and expenditure figures and assuming no increase in burial space)

	2021/22	2022/23
Burials Income	£199,383	£56,694
Burials Expenditure	£143,396	£143,396
Net Position	£55,987	-£86,702

The options on the current site are now extremely limited. Whilst it may seem that there is still a large area of space within the existing grounds – for example, the large green to the right-hand side of the entrance drive, the options to do anything here are restricted. Providing increased capacity here comes with some risk as some of this area has been used in the past for the scattering of ashes under the planting of memorial trees. BFC could take this risk (upsetting several families who have emotional attachments to this part of the grounds) but the openness of the grounds – it doesn't look or feel like a cemetery on arrival - is also a significant element of the Unique Selling Point when it comes to the offer BFC provides. In addition, as part of this area has been taken by the flower terrace for the Wellington chapel it would now be difficult to locate new graves in close proximity to service attendees on the terrace itself. In short, utilising any of this area wouldn't provide too many more burial spaces anyway and would only delay the inevitable.

Identifying Suitable Land

Given the ground conditions at the site EPC&C currently fit around 1,100 grave plots per hectare of land. In order to provide sufficient burial capacity for a further 50 years (at current levels of demand for burial) the council would therefore need to purchase 3- 4 hectares of suitable land.

The location of such land would be a key issue. Proximity to the current site and its chapels would be preferable as the greater the travel distance from the site the less attractive a chapel service at Easthampstead Park would become in the eyes of the Funeral Directors and the more expensive a funeral package would become for the bereaved. In addition were additional space located away from the current site then infrastructure needs/costs will be higher as you have to factor in new utility installations, grounds equipment storage/security plus public conveniences.

A number of potential local sites have therefore been looked at as illustrated in Annex 1. The first and smallest plot of land is that occupied by the cem & crem bungalow, combined with undeveloped woodland between that plot and the boundary with Beaufort Park. This potentially offers around 0.3 hectares of space. Use of this plot for burials would entail demolition of the existing building and garage plus clearing the woodland area. If this plot was not utilised the bungalow could be sold as a one-off capital receipt. Current property estimates place that value as £350,000.

The next two alternatives are the pitch and putt or driving range land plots at Downshire Golf Course. Each of which provide approximately 2 hectares of space. Obtaining this land comes with the following issues:

- Downshire Golf Course is outsourced for at least the next 9 to 14 years. The council would be required to negotiate with Everyone Active over its desire to remove either facility from EA's management. Once an agreement was made, which would include a reduction in EA's management fee, it would need to be made legally binding through a formal deed of variation and partial surrender to the head lease and the sub lease. These processes would result in the council incurring legal fees.
- The land at Downshire Golf Course was transferred from two land owners to Easthampstead District Council and Wokingham District Council in 1970, and then to Bracknell Forest Council in 1999. Permission would be required from the original land owners and Wokingham Council to change the use of the land from a golf course to a cemetery, and should this be granted, the council would likely be subject to two clawback fees (a legal opinion as to the enforceability of the 1970 covenants would need to be obtained). These clawbacks are based on the then market value of the land relative to the now open market value of the land, and a district valuer would be required to determine these values. Due to the complexities mentioned here, further investigation of the potential use of DGC's land for a burial ground comes at a significant risk to the council – it is not known what the likely financial and resource requirements would be to complete each process, a feasible timescale cannot be determined as nothing is known about the position of the transferors in relation to the council's proposals, and it is not possible to estimate the current open market value of the land to understand whether a cost effective outcome could be achieved (there is a lack of evidence of transactions of sites for use as cemeteries in the market and while it could be argued that there would be very little interest in the property as a cemetery, Wokingham will be aware of the value of the site to the council and could take advantage of the complexity of the covenants which leave their entitlements unclear). Should the decision be made to further investigate this option, Wokingham Borough Council would need to be unofficially consulted with as soon as possible.
- In order for the council to change the purpose (use) of its land, it would be required to advertise its intentions to the public for two weeks and then consider any feedback or objections received during the consultation period.
- Lastly, the 'value' of the driving range in particular to Everyone Active should not be underestimated. Of the two patches of land under consideration the loss of that facility would have a significantly greater impact on their business model than the pitch and putt land.

A fourth alternative is land on the opposite side of South Road, forming part of Great Hollands Rec. Patches of land ranging from 0.9 hectares up to approximately 4.1 hectares could be available. As with the land at DGC, further investigation of this option comes at a significant risk to the council – the resource, time and financial requirements to complete the

investigation processes are unknown, as is the likelihood of a positive and cost-effective outcome. Issues include:

- This land is owned freehold by BFBC and let on a long lease to BTC. The freehold is subject to a clawback payment being made to Homes England, should any changes be made to the use of the land. This diminishing clawback inures for a period of fifty years from 1983 and is based on the uplift in value of the land. The value of the land is not yet known but would equate to market value.
- The land is also subject to a long-term lease arrangement with Bracknell Town Council. Whilst part or the whole of this land could be reclaimed after a six-month notice period if it was argued and agreed that the land was required for development, or purposes arising out of the new town of Bracknell, it is felt that use as a cemetery is highly unlikely to fall within that definition. Any partial surrender of the land would therefore be wholly subject to Bracknell Town Council's consent and consideration would therefore need to be given as to whether the changes being made to the land would seriously affect or interfere with the use of any of the remaining land left with Bracknell Town Council. If it would, Bracknell Forest Council would be required to pay Bracknell Town Council reasonable compensation in respect of any building equipment or other works erected on the land that are rendered unusable - Bracknell Town Council has recently invested in a pavilion at the site so this would require careful consideration.
- Parts of the land in question are currently in use as two football pitches. Should a change of use planning application be submitted for it, Sport England would be a statutory consultee and they will automatically oppose the loss of playing pitches in accordance with their policy. In order to gain their approval, the council would need to provide evidence that there is a surplus of playing fields in the borough, or offer alternative space for this, prior to the changes being made. In the Playing Pitch Strategy for Bracknell 2016-23, the current supply of football pitches was considered to be adequate but the recommendation was put forward for the council to create new provisions. An assessment would be required to determine the likely impact of removing two football pitches from the borough and should the council fail to then meet the requirements of Sport England, it is highly unlikely that approval would be gained from the organisation. In the planning process, Sport England's feedback has significant importance.
- BFC would need to publicly advertise its intentions to appropriate public open space, which is legally defined as "any land laid out as a public garden or used for the purposes of public recreation", for two successive weeks in a newspaper circulating in the area. It would then need to consider any objections made to the intended appropriation.

A final option would be to utilise land at Beaufort Park, immediately adjacent to the current cemetery and crematorium. There is potentially anything up to 10 hectares of land available, but the land is not owned by Bracknell Forest Council and is currently allocated for housing within the Draft Bracknell Forest Local Plan. The value of the land for purchasing is estimated to be in the region of £2.67M per hectare. Part of Beaufort Park is already sold for housing needs so consideration would also need to be given with regards to establishing a new cemetery in close proximity to new housing.

The suitability of any land potentially used as a cemetery is another consideration. The height of water tables varies between geographic locations. In addition, groundwater drainage and contaminants would require checking in order to ensure there are no environmental risks to local watercourses.

A phase 1 Environmental Site Assessment (ESA) is the minimum survey requirement for any potential site. This is largely a desk top exercise to determine the potential for contamination risks to human health and controlled waters. It also seeks to identify liabilities associated with any contamination for the site owner. Each phase 1 ESA would be estimated to cost circa £2,000.

The next stage is phase 2 ESA which requires sinking dipwells into the area you have identified as the potential new cemetery. The council would be required to monitor the dipwells itself (probably for a year but most certainly over the winter months) and send the information back to the contractor we have engaged to fulfil the requirements of the Environment Agency. It would be sensible to identify and monitor more than one land area at a time. If you didn't, should one monitored area fail (for example a high water table), you would need to begin again somewhere else and thereby lose time. Each phase 2 ESA would cost circa £20k.

It is estimated that the completion of both sets of surveys could take up to 18 months to complete.

Set up of new burial grounds

Assuming suitable burial land can be identified and acquired the Council must then consider the cost of putting in the relevant infrastructure required.

The most basic of requirements would include roads, parking and pathways, boundary fencing, grounds clearance/grass lawns, water / electric supply, refuse/waste arrangements and grounds maintenance equipment (and storage thereof). Property Services have provided estimates for these costs based on utilising the pitch and putt course land at Downshire Golf Course. These cost estimates are shown in Annex 2. The grounds maintenance equipment/storage plus public conveniences are not currently costed given the close proximity of each land plot to the existing site.

In summary, there are still several unknown costs associated with obtaining local land. Were the Council looking to establish the infrastructure for a new 2 hectare cemetery the capital set up costs would be circa £1.9M. At current burial rates it is estimated that such a 2 hectare addition would extend burial provision for a further 25-30 years.

Maintenance costs and forward revenue budgeting

The council will be responsible for all ongoing management costs associated with maintaining the burial grounds. Families of the bereaved will have certain expectations with regards to the quality of the landscaping and grounds maintenance. The current burial grounds are tended to by a team of 2.5FTE grounds operatives who are supported by additional volunteers. At times of peak growth (Spring/Summer) they find it increasingly difficult to get around the site in sufficient time to prevent excessive grass and weed growth. At 2019 costs the annual grounds maintenance budget is £139k.

Whilst those costs can initially be offset by the income collected from the lease of new graves, under the Local Authorities' Cemeteries Order (1977) there is the requirement for the council to cover all grounds maintenance costs for a period of 75 years after the last grave plot is used up.

Current burial charges for residents comprise the cost of the interment plus the cost of the Exclusive Rights of Burial (deed/lease). Non-residents currently pay treble on the interment fee, plus the cost of the deed. These charges do not fully recover the full cost associated with the service over the full term of the liability.

Assuming that the Council looks at the costs of maintaining a full cemetery, (full apart from income generated from second interments) then the net cost of the cemetery would be - £86,702. Were the Council minded to provide additional burial capacity then, excluding the costs involved in acquiring the land, that subsidy would decrease slightly to -£78,297 (based on proposed 20/21 pricing). Note that this financial modelling has been conducted on the pitch and putt land at Downshire Golf Course - see annex 3 option 2a. Were the Council to increase costs associated with new burials by a further 10%, then the subsidy would decrease further to -£64,166 (see annex 3 option 2b). In order to fully recover the costs, fees associated with new burials would need to increase by 56% (see annex 3 options 2c).

Table 3: Net budget positions for cemetery attributed to each option (expenditure excludes costs associated with acquiring the land for option 2a, 2b and 2c)

	Option 1 (no more burials)	Option 2a (DGC land acquired, 20/21 prices)	Option 2b (DGC land acquired, increase 20/21 prices by 10%)	Option 2c (DGC land acquired increase 20/21 prices by 56%)
Resident Burial Fee	N/A	£2,425	£2,668	£3,783
Income	£56,694	£199,383	£213,514	£278,516
Expenditure	£143,396	£277,680	£277,680	£277,680
Net Position	-£86,702	-£78,297	-£64,166	£836

It is important to note that the table above makes no allowance for the cost of capital relating to the clawbacks and lease changes associated with land at Downshire Golf Course or the costs associated with acquiring land at Great Hollands Recreation Ground, or the costs of demolition and land/tree clearance on the bungalow option.

Summary

Easthampstead Park Cemetery is projected to run out of new burial space by March 2022. The provision of burial space is not a mandatory council function. Were the Council minded to continue to provide burial space, it would necessitate identifying and testing suitable land, permission costs (or possible land purchase), and cemetery set up costs.

Specifically, acquiring the pitch and putt or driving range land at Downshire Golf Complex would:

- Require negotiations with Everyone Active that would result in a reduction in EA's management fee
- Require a district valuer to value the land at a cost to the council
- Subject the council to at least one clawback fee (potentially two)
- Require a public consultation
- Incur legal fees

Acquiring land at Great Hollands Recreation Ground would:

- Subject the council to a clawback fee
- Require a district valuer to value the land at a cost to the council
- Result in the council having to compensate Bracknell Town Council
- Require a public consultation
- Incur legal fees

- Require the council to allocate replacement football pitches to satisfy Sport England requirements

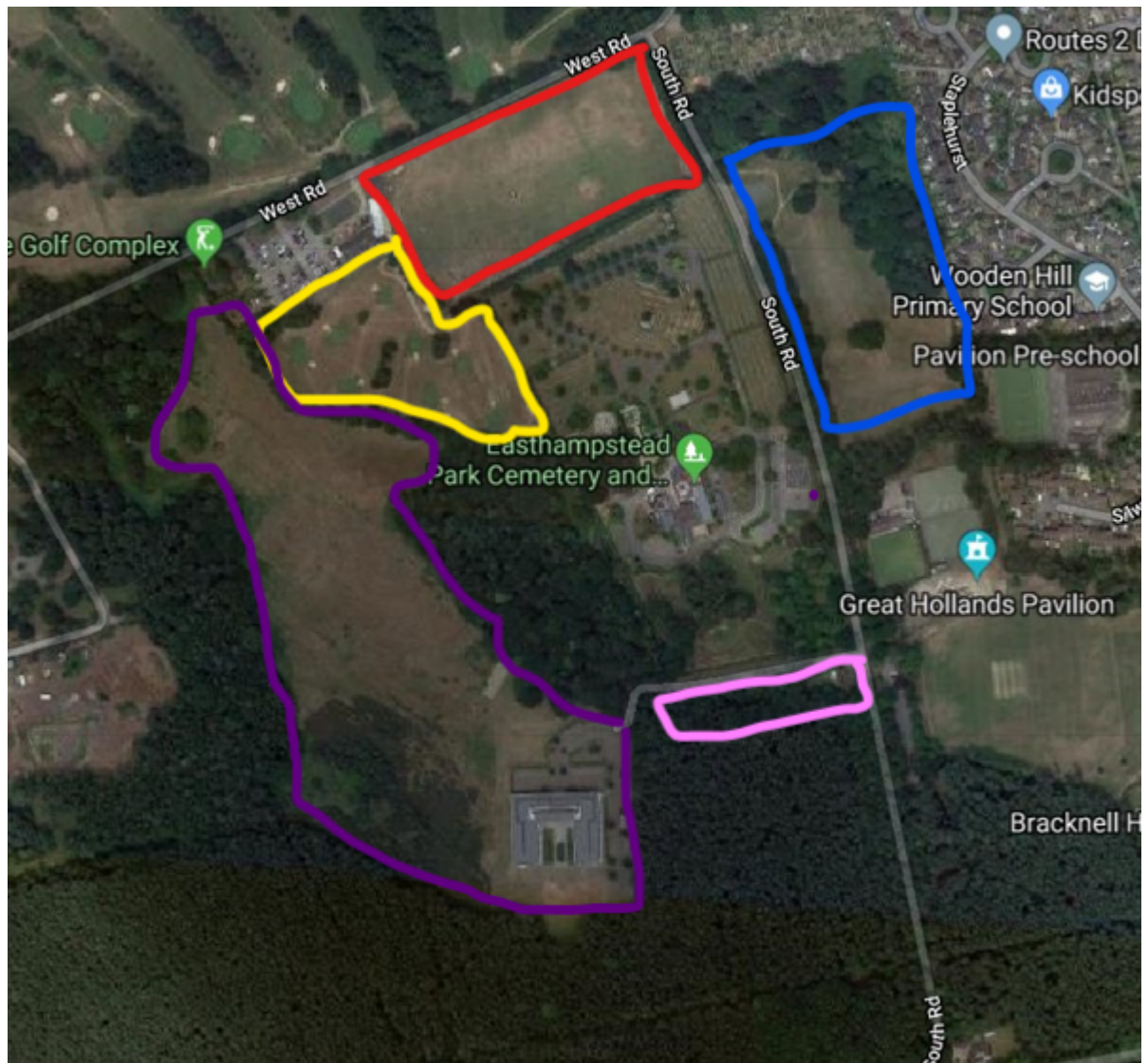
Acquiring land at Beaufort Park would:

- Require purchase of land at an approx. cost of £2.67M per hectare

Utilising the bungalow plot plus the woodland area beyond would:

- Require demolition and clearing of current building plus garage
- Require clearing of woodland
- Negate any potential capital receipt from sale of bungalow / plot

Regardless of the option chosen, the Council will continue to accept long term grounds maintenance responsibilities. Were BFC to look to minimise the revenue budget subsidy associated with burials, it would need to significantly alter burials pricing above current proposed levels. This is especially true given that the figures presented in table 3 and annex 3 do not yet include costs of acquiring any land.



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DGC pitch and putt Extension (2 ha)

	Area/No.	Cost m2	Cost
Roads	5494	£150.00	£824,100.00
Paths	900	£100.00	£90,000.00
Line Marking	1	£20,000.00	£20,000.00
Boundary - Fence	670	£50.00	£33,500.00
Refuse Point	10	£1,000.00	£10,000.00
Water Tap	14	£250.00	£3,500.00
Water Pipework	650	£25.00	£16,250.00
Electric Point	1	£1,500.00	£1,500.00
Electrical lines	200	£35.00	£7,000.00
Planting	1	£20,000.00	£20,000.00
Grips	1	£22,500.00	£22,500.00
Re lay turf & level	12000	£2.50	£30,000.00
Vehicle Gate	1	£20,000.00	£20,000.00
Ped Gates	2	£1,500.00	£3,000.00

Prelims @ 10%			£110,135.00
Inflation to Q2 2021	7%		£84,803.95
Total			£1,296,288.95

Fees @ 15%			£194,443.34
Design Dev @5%			£64,814.45
Contingency @ 10%			£129,628.90
Risk @ 10%			£129,628.90
Surveys			£25,000.00
Stat Fees			£5,000.00
Cost for taking back land*	Estimated		£30,000.00

Total Project			£1,874,804.53
Rounded			£1,900,000.00

*this is estimated reduction in management fee with EA only

Option 1 - No More Burials				
Income Residents	New Burial	0	£2,425	£0
	Reopen Burial	13	£990	£12,870
	New Cremation Burial	0	£1,474	£0
	Reopen Cremation Burial	15	£389	£5,835
	Baby	0	£608	£0
Income Non-Residents	New Burial	0	£5,105	£0
	Reopen Burial	10	£2,970	£29,700
	New Cremation Burial	0	£2,252	£0
	Reopen Cremation Burial	7	£1,167	£8,169
General Income		8%		£120
Income Total				£56,694
Expenditure	EHPC&C			£84,846
	C&C Landscaping			£58,136
	Memorial Service			£413
				£143,396
TOTAL				-£86,702

Resident Burial Cost: N/A

Non-Resident Burial Cost: N/A

Option 2a - DGC (Yr 1 to 25)				
Income Residents	New Burial	29	£2,425	£70,325
	Reopen Burial	13	£990	£12,870
	New Cremation Burial	7	£1,474	£10,318
	Reopen Cremation Burial	15	£389	£5,835
	Baby	1	£608	£608
Income Non-Residents	New Burial	10	£5,105	£51,050
	Reopen Burial	10	£2,970	£29,700
	New Cremation Burial	4	£2,252	£9,008
	Reopen Cremation Burial	7	£1,167	£8,169
General Income				£1,500
Income Total				£199,383
Expenditure	EHPC&C			£98,062
	C&C Landscaping			£87,205
	Memorial Service			£413
	Capital Payback for Infrastructure Set-Up			£92,000
	Fees Associated with EA			UNKNOWN
	Fees Associated with 2x Clawback			UNKNOWN
				£277,680
TOTAL				-£78,297

Resident Burial Cost: £2,425

Non-Resident Burial Cost: £5,105

Option 2b - DGC (Yr 1 to 25) - Increase Costs Associated with New Burials by 10%				
Income Residents	New Burial	29	£2,668	£77,358
	Reopen Burial	13	£990	£12,870
	New Cremation Burial	7	£1,621	£11,350
	Reopen Cremation Burial	15	£389	£5,835
	Baby	1	£669	£669
Income Non-Residents	New Burial	10	£5,616	£56,155
	Reopen Burial	10	£2,970	£29,700
	New Cremation Burial	4	£2,477	£9,909
	Reopen Cremation Burial	7	£1,167	£8,169
General Income				£1,500
Income Total				£213,514
Expenditure	EHPC&C			£98,062
	C&C Landscaping			£87,205
	Memorial Service			£413
	Capital Payback for Infrastructure Set-Up			£92,000
	Fees Associated with EA			UNKNOWN
	Fees Associated with 2x Clawback			UNKNOWN
				£277,680
TOTAL				-£64,166

Total Burial Cost: £2,668

Non-Resident Burial Cost: £5,616

Option 2c - DGC (Yr 1 to 25) - Increase Costs Associated with New Burials by 56% to Recover Costs				
Income Residents	New Burial	29	£3,783	£109,707
	Reopen Burial	13	£990	£12,870
	New Cremation Burial	7	£2,299	£16,096
	Reopen Cremation Burial	15	£389	£5,835
	Baby	1	£948	£948
Income Non-Residents	New Burial	10	£7,964	£79,638
	Reopen Burial	10	£2,970	£29,700
	New Cremation Burial	4	£3,513	£14,052
	Reopen Cremation Burial	7	£1,167	£8,169
General Income				£1,500
Income Total				£278,516
Expenditure	EHPC&C			£98,062
	C&C Landscaping			£87,205
	Memorial Service			£413
	Capital Payback for Infrastructure Set-Up			£92,000
	Fees Associated with EA			UNKNOWN
	Fees Associated with 2x Clawback			UNKNOWN
				£277,680
TOTAL				£836



Total Burial Cost: £3,783

Non-Resident Burial Cost: £7,964

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Burial Space Summary

Objective

-  To inform Members of the current situation and potential options with respect to burial space
-  To inform Members of the plans that are in place to investigate alternative burial space options

Background Information

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HISTORICAL CONTEXT	CURRENT SITUATION	FUTURE POSITION
<p>Easthampstead Park's burial ground was opened in 1971 and has since developed a reputation for its quality and sensitivity.</p> <p>In 2016, the burial space issue was discussed but no actions were taken due to election timings.</p>	<p>3,700 people are buried at Easthampstead Park.</p> <p>At present, 92% of bodies brought to EPC&C are cremated and 8% are buried.</p> <p>Approximately 65 new burials are carried out each year.</p>	<p>Easthampstead Park Cemetery is expected to run out of burial space in Spring 2022.</p> <p>The only other burial space that remains in Bracknell Forest is allocated to parishioners of the respective churches.</p>

Financial Context

EPC&C reported a revenue pressure of £187,000 at the end of November 2019.
This could reach £350,000 by the end of the financial year.

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FINANCIAL CONTEXT OF CEMETERY IF NO ACTION IS TAKEN	2021/22 (Burial Space)	2022/23 (No Burial Space)
Income	£199,383	£56,694 ¹
Expenditure	£143,396	£143,396 ²
Net Position	£55,987	-£86,702 ³

N.B. Figures are based on 20/21 pricing and have not accounted for inflation beyond 20/21

- ¹ Once the cemetery is full, income will only be generated from second burials
- ² The Council remains liable for maintaining the cemetery grounds for 75 years after the last burial
- ³ The revenue pressure will further increase as income from second burials falls

Options



Take no action and accept that burials will not be an option in Bracknell Forest from Spring 2022



Reclaim pitch and putt or driving range land at DGC



Reclaim part of Great Hollands Recreation Ground



Purchase land currently allocated for housing at Beaufort Park



Re-use bungalow and adjacent woodland plot

Locations



Options



Take no action and accept that burials will not be an option in Bracknell Forest from Spring 2022



Reclaim pitch and putt or driving range land at DGC



Reclaim part/all of Great Hollands Recreation Ground



Purchase land currently allocated for housing at Beaufort Park



Re-use bungalow and adjacent woodland plot

To no longer offer a burial service would be politically challenging and would require an Equalities Impact Assessment. However, depending on the costs associated with acquiring alternative land, this could still be the most financially viable option.

Options



Take no action and accept that burials will not be an option in Bracknell Forest from Spring 2022



Reclaim pitch & putt or driving range land at DGC



Reclaim part/all of Great Hollands Recreation Ground



Purchase land currently allocated for housing at Beaufort Park



Re-use bungalow and adjacent woodland plot

Costs associated with acquiring this land are not yet known but will include a reduction in EA's management fee and alterations to their lease plus up to two clawback fees to previous landowners (one of which is Wokingham Borough Council).

To make this option cost neutral without accounting for the costs mentioned above, fees for new burials would need to increase by 56% from the 2020/21 prices.

Options

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Take no action and accept that burials will not be an option in Bracknell Forest from Spring 2022



Reclaim pitch and putt or driving range land at DGC



Reclaim part/all of Great Hollands Recreation Ground



Purchase land currently allocated for housing at Beaufort Park



Re-use bungalow and adjacent woodland plot

If changes are made to Great Hollands Recreation Ground, the council must pay a clawback fee to Homes England. As the land is in use by Bracknell Town Council as two football pitches, Sport England would be very unlikely to approve of the proposed changes without an alternative piece of land being developed into new pitches. The impact of the changes on Bracknell Town Council would need to be assessed and could lead to negotiations that may result in a cost.

Options



Take no action and accept that burials will not be an option in Bracknell Forest from Spring 2022



Reclaim pitch and putt or driving range land at DGC



Reclaim part/all of Great Hollands Recreation Ground



Purchase land currently allocated for housing at Beaufort Park



Re-use bungalow and adjacent woodland plot

The purchase of new land currently allocated for housing development is estimated at around £2.67M per hectare. As with all other options infrastructure set up costs would need to be added.

Options

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Take no action and accept that burials will not be an option in Bracknell Forest from Spring 2022



Reclaim pitch and putt or driving range land at DGC



Reclaim part/all of Great Hollands Recreation Ground



Purchase land currently allocated for housing at Beaufort Park



Re-use bungalow and adjacent woodland plot

The existing bungalow could be demolished and combined with a plot of woodland situated to the rear to create a small burial plot. Both plots would need clearing prior to any use. Re-use of the bungalow for these purposes would negate any capital receipt possible from a private sale.

Next Steps:

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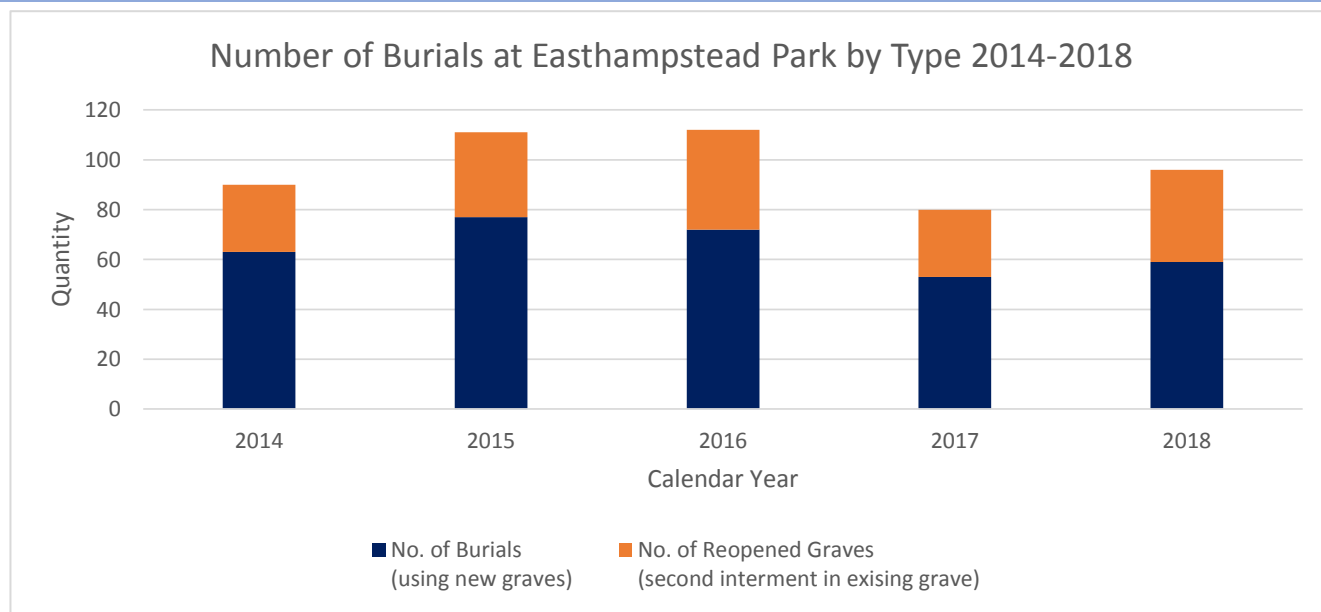
Overview & Scrutiny Panel to consider alternative burial options

Report back to the Executive in February once a clearer picture has been obtained over the council's position.

Easthampstead Park Cem & Crematorium

Burials over Last 5 Calendar Years

	2014	2015	2016	2017	2018
No. of Burials (<i>using new graves</i>)	63	77	72	53	59
No. of Reopened Graves (<i>second interment in exisig grave</i>)	27	34	40	27	37
Total No. of Burials	90	111	112	80	96



Remaining Burial Space

Denomination	Quantity of unused graves as at 22/8/2019	Quantity of unused graves as at 11/12/2019	
Any	130	117	(on average usage 2 years left)
Muslim	8	8	(on average usage 3-4 years left)
Baha'i	22	22	(on average usage 10-15 plus left)
Children	151	149	(on average usage 7-10 years left)

Easthamptead Park Cem & Crematorium

1/4/2018 to 31/3/2019

New Graves or Re-opened (for second interment)

	Resident	Non-resident	Total New graves	Total re-opened graves
Burial New grave	29	10	39	
Reopen grave	13	10		23
New cremated remains grave	7	4	11	
Reopen cremated remains grave	15	7		22
New child/baby grave	1	0	1	
Total	65	31	51	45

Grand total all burials	96
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BFC Registrars registered deaths 2018/19

Period 1st April 2018 – 31st March 2019

Total number of death registrations : 245

Number of Burials : 23

Number of Burials in Easthampstead Cemetary : 10

Number of Burials in Church Cemetery in Bracknell : 3

Number of Burials outside of Bracknell Forest : 10

Number of Cremations : 222

Number of Cremations in Easthampstead Crematorium : 196

Number of Cremations outside of Bracknell Forest : 26

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Registered deaths per authority (locally) by month

Stats taken from: <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/deaths/datasets/monthlyfiguresondeathsregisteredbyareaofusualresidence>

	Jan-17	Jan-18	Jan-19	Feb-17	Feb-18	Feb-19	Mar-17	Mar-18	Mar-19	Apr-17	Apr-18	Apr-19	May-17	May-18	May-19	Jun-17	Jun-18	Jun-19
Bracknell	73	79	76	73	69	71	71	74	65	38	57	69	58	54	73	64	45	47
Wokingham	120	137	107	108	107	96	129	108	86	78	107	117	76	86	106	90	81	78
Total deaths Brack/Wok	193	216	183	181	176	167	200	182	151	116	164	186	134	140	179	154	126	125
Total no: services held at EPCC	198	188	182	196	188	173	221	201	186	149	201	186	125	174	183	175	145	160
Reading	122	92	118	106	94	95	108	102	84	89	99	103	113	77	85	98	86	64
Slough	78	85	76	88	78	59	57	82	59	58	72	77	69	75	73	54	63	62
West Berks	124	135	127	92	109	87	118	103	91	84	107	100	114	92	110	89	79	84
Windsor & Maidenhead	149	135	131	112	107	100	89	126	114	86	107	117	109	93	102	92	79	90
Total deaths other local authorities	473	447	452	398	388	341	372	413	348	317	385	397	405	337	370	333	307	300
Total deaths all 6 local authorities	666	663	635	579	564	508	572	595	499	433	549	583	539	477	549	487	433	425
Total deaths ENGLAND	53675	60082	50383	44815	45907	42848	45594	47646	41116	36422	43470	41164	41383	39953	41503	39447	37214	36180

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	Jul-17	Jul-18	Jul-19	Aug-17	Aug-18	Aug-19	Sep-17	Sep-18	Sep-19	Oct-17	Oct-18	Oct-19	Nov-17	Nov-18	Nov-19	Dec-17	Dec-18	Dec-19
Bracknell	47	66	39	59	65	43	62	52	59	68	67	60	54	53		65	50	
Wokingham	75	73	108	78	81	123	85	78	96	92	100	106	97	101		100	95	
Total deaths Brack/Wok	122	139	147	137	146	166	147	130	155	160	167	166	151	154	0	165	145	0
Total no: services held at EPCC	148	166	187	146	167		144	142	156	154	167	162	180	179	183	158	150	
Reading	85	81	92	82	80	97	95	71	63	96	87	81	84	93		88	82	
Slough	63	70	64	62	61	66	61	55	64	69	75	71	68	58		69	73	
West Berks	89	95	103	90	86	89	92	70	81	115	88	101	97	96		114	109	
Windsor & Maidenhead	94	104	104	97	99	99	109	100	90	110	110	128	107	119		108	100	
Total other local authorities	331	350	363	331	326	351	357	296	298	390	360	381	356	366	0	379	364	0
Total deaths 6 local authorities	453	489	510	468	472	517	504	426	453	550	527	547	507	520	0	544	509	0
Total deaths ENGLAND	35940	38062	39604	38341	37613	37613	37535	34685		40745	41463		42690	40971		42295	38706	

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Bedford Borough Council Mausoleums

Bedford Borough Council has been supplying mausoleums and burial chambers to the community for almost 20 years. They are extremely popular.

To date, the Council has installed 711 mausoleums, 300 double burial chambers, 65 single chambers and assisted 8 families with bespoke mausoleum designs.

The Council recently tendered for the installation of mausoleums and burial chambers.

The contract includes:-

- Supply
- Delivery
- Installation
- Maintenance

The specification for mausoleums and burial chambers are that:-

All mausoleums and burial chambers must be sympathetic to the existing design of burial chambers and mausoleums.

Mausoleums must be installed in a modular design, i.e. 3 high grouped in numbers yet to be determined and be capable of a back to back construction.

All the side loading mausoleums must be capable of accepting American caskets. The front aperture must be covered in black granite.

All granites plaque facias' must be black and in keeping with the existing granite at the existing installed mausoleums.

The plaque must be fitted at the time of the installation of the mausoleum; therefore must be easily removed by hand by two operatives.

The contractor must also be able to deal with requests for individual mausolea e.g. family mausoleum for 4 interments, or bespoke mausolea for maximum of 6 interments.

All burial chambers must be made from pre-cast concrete and must be easily accessed i.e. by the removal of lids by hand by two operatives.

The use of lifting equipment as a method of access will be prohibited due to access/surface conditions. All burial chambers must be available as single and double depth chambers.

We also requested that the concrete used should be glass reinforced or other suitable equivalent material in order to prevent discolouration and erosion of the mausoleums.

We ask that all construction works and installation of mausoleums and burial chambers must be compliant to current legislation i.e. under Article 19 of the Local Authorities Cemeteries Order 1977, all mausoleums and burial chambers shall be:

- (a) Embedded in concrete, and covered with a layer of concrete not less than six inches thick, or,

(b) Enclosed in a separate cell or compartment of brick, slate, stone flagging, or precast concrete slabs of a 1:2:4 mix, in any case not less than two inches thick, in such a manner as to prevent, as far as possible, the escape of any noxious gas from the interior of the cell or compartment.

The annual pre-planned maintenance should include the following:-

- Removal of debris from roof
- Unblocking of drain pipes
- Full inspection of all blocks to ensure no movement, subsidence and/or cracking
- Maintenance and upkeep of existing structures

SALES TO THE PUBLIC

- Mausoleums are sold with the exclusive right and right to erect memorial within the price, together with £125 towards inscription costs.
- Burial Chambers are sold with exclusive right and right to erect memorial, along with the first interment if double chamber – additional fee for second interment.

INTERMENTS

All coffins being interred into a Mausoleum must be zinc lined

The mausoleums have front fascia's on them, which allows for the interment to take place, the front panel sealed back on and a further panel including granite plaque installed.

2 thin strips of wood are positioned in the cells, to allow for easy access for the coffin to slide in, keeping noise to a minimum.

Burial Chambers, the concrete slabs are installed at time of installation both middle and top. The chambers are not sealed at this time.

Once a chamber is opened for interment, water is removed if there is ingress, and prepared for burial, a small layer of gravel is laid and the putlogs are put into position over the chamber. Coffin placed into position and rested on putlogs. FD or Cemetery team will remove the putlogs when given the "nod" and the coffin is lowered using webbing.

Once mourners have left, the middle slabs are positioned inside, sealed with appropriate mastic and then the top slabs are re-positioned and sealed to stop any further water ingress.

The families can then arrange for the granite to go onto the chambers, we also allow headstones on the chambers.

I know it's a fair distance away but you/ your officers are very welcome to come and visit the site if that would be helpful.

Let me know if you need anything else.

Kind regards

Paul Pace
Chief Officer - Environment

Bedford Borough Council

Cemetery fees

<https://www.bedford.gov.uk/births-deaths-and-marriages/deaths/deaths-funerals-and-cremation/cemetery-fees/> Accessed 19 December 2019.

Cemetery fees 2019

For the interment of the body of a stillborn child or of a child whose age at the time of death did not exceed three years - either in an unmarked or marked half grave space -
no charge

For the interment of the body of a stillborn child or of a child whose age at the time of death did not exceed sixteen years - either in an unmarked or marked half grave space -
no charge

For the interment of a body of a person whose age at the time of death exceeded three years:

- first interment - grave depth 8ft (2.438m) **£763.60**
- first interment in a Woodland/Orchard grave **£832**
- each additional foot (0.3048m) or part thereof in earthen grave **£152.40**
- interment in standard Mausoleum (incl. of fascia tablet, five line inscription and Exclusive Right of Burial) **£8016.90**
- interment in Side-Loading Mausoleum (incl. of fascia tablet and Exclusive Rights of Burial) **£10,124.70**
- first interment in a Double Burial Chamber (below ground) (incl. Exclusive Right of Burial) **£4,982.50**
- interment in a Single Burial Chamber (below ground) (incl. Exclusive Right of Burial) **£3,389.70**
- interment in a Child Burial Chamber (below ground) incl. Exclusive Right of Burial (Single Chamber) **£628.50**
- interment in a Infant Burial Chamber (below ground) incl. Exclusive Right of Burial (Single Chamber) **£179.60**
- interment in a re-opened earthen grave to 6ft **£500.10**
- subsequent interment in a walled grave to 6ft **£603.10**
- subsequent interment in a Woodland grave **£621.90**
- subsequent interment in a Double Burial Chamber **£751.10**

For the interment of cremated remains in any grave **£153.60**

Exclusive rights of burial

VAT exempt.

For the exclusive right of burial for a period of 75 years (including the issue of Deed of Grant)

- in earthen grave 4ft 6in (1.3716m) by 4ft (1.2192m) **£153.60**
- in earthen grave 9ft (2.7432m) by 4ft (1.2192m) **£691.60**

Garden Burial plot inclusive of interment and exclusive rights (Norse Road Cemetery) **£1053.20**

Reserved grave spaces (Norse Road)

- initial fee **£146.10**
- annual maintenance fee **£29.50**

(spaces reserved for a maximum of 5 years)

Exclusive Right of Burial Renewal Fee (for 5 year period) **£84.60**

Gravestones and monumental inscriptions

VAT exempt.

For the right to erect or place on a grave:

- a headstone - not exceeding 900mm in height or 100mm in thickness and 600 mm in width **£261.50**
- a headstone - not exceeding 900mm in height or 100mm in thickness and 600mm in width for stillborn child or under 3 **£119.40**
- a monument in the form of a vase not exceeding 150mm in height
 - without an inscription **£70.40**
 - with an inscription **£102.90**

Adult Exclusive Rights and Right to Erect a Headstone in total **£953.10**

Child Exclusive Rights and Right to Erect a Headstone in total **£273**

The fees indicated for the various heads of this section include the first inscription except where otherwise stated. For each inscription after the first. **£83.40**

Garden of remembrance

VAT included.

Barbican Wall Plaque (single) **£381.70**

Additional inscription on double wall plaque **£88**

Gilded rose on wall plaque **£126.50**

Photo plaque on wall plaque and or barbican **£154.80**

Kerb plaque

- Single with posy holder **£590.10**
- Reserved space **£393.10**
- Replacement inscribed plaque **£377.80**

Hexagonal vault cover **£991.10**

2 urn capacity, Foster Hill Road only

Sanctum 2000 Burial Vault (inclusive of 80 gilded letters - FHR AND NR) **£1,799.30**

Sanctum 2000 – ornamentation **£230.30**

Sanctum 2000 – photo plaque **£301.10**

Sanctum 2000/Columbaria - additional lettering **£6.40**

Omega Niche (Additional Inscription - replacement plaques costs) **£76.80**

Tree dedication for 15 years **£991.10**

Rose dedication for 15 years **£309.30**

Barbican tablet (20 year lease) **£372.40**

Granite bench **£1798.20**

Memorial bench (inclusive of plaque and maintenance for 25yrs) **£2,613.40**

Polywood memorial bench **£1191.80**

Memorial bench (inclusive of plaque and Maintenance for 15 years) **£1606.40**

Additional bench plaque **£483.90**

Bulb donation scheme **£67.50**

Single vase block and tablet **£745.90**

Vase and block tablet - Replacement inscribed tablet **£377.80**

Vase block and tablet - Reserved **£606.60**

Vase block and tablet - Replacement reserved tablet **£379**

Hand painted designs to sanctums, kerb plaques, wall plaques, barbicans, vase blocks and bench plaques to be charged at cost price plus 31.5% administration charge.

Bedford Borough Council

Baby memorial plaques (Shape of Train, Heart or Teddy Bear available) **£114.60**

Bat and bird boxes **£92.30**

Woodland/meadow memorials

VAT included.

York stone boulder (incl. inscription) **£430.80**

Wooden plaque (incl. inscription) (for dedication of plant/tree after dispersal of cremated remains) **£181.80**

Oak Memorial plaque **£255.10**

Grave maintenance

VAT included.

Grass cutting **£54.50**

Planted grave **£156**

Supplementary charges

VAT included.

Fees for Searches: (Covers actual cost of genealogical research not related to an impending funeral)

- every search covering a period of more than one year **£27.20**
- for a certified copy of an entry in the Registrar of Burials **£27.20**

Registration Fee: re-assignment of Exclusive Right of Burial **£27.20**

Obituary notices **£52.60**

Notes from Council's who have installed mausoleums

St Ives TC, Cambs, Alison Benfield, Town Clerk

Installed 24 mausoleum 'cells' – opened in Summer 2019. Request driven by specific requests from local Italian families. 11 of the 24 cells have been pre-sold to Italian families; little/no interest from elsewhere. Catholic faiths open to the concept; Church of England Christians not. No use for Muslim faiths.

2 x blocks of 12 cells installed in a 4 x 3 arrangement (4 rows, each row is 3 cells high). Internal chambers measure 218cm L x 64cm H x 80cm W. Externally that equates to approx. 250cm x 90cm x 115cm

Installation cost of £33k per 12 cell block (approx. £2,750 each) – Greenbridge Designs Ltd

Leighton Linlade TC, Beds, Ian Haynes, Head of Grounds & Environmental Services

Installed 36 mausoleum 'cells' – opened in Sep 2017. Request was community driven by local Italian families. TC decided to see if they could pre-sell (50% deposit) cells before construction. Ended up selling all 36 – to Italian families prior to construction.

3 blocks of 12 cells installed in a 4 x 3 arrangement (4 rows, each row is 3 cells high).

Installation cost at the time was £30,000 per block of 12 cells (£2,500 each) – Greenbridge Designs Ltd. TC sold 50% deposits at £2,450 up front which enabled them to fund the construction in full without utilising public purse. They collected a further £2,450 per interment when cells were occupied.

Construction went ahead under permitted development thereby not incurring any planning processes or opportunity for public objections. Under PD they are prevented from adding further 'cells' until 3 years have lapsed from initial build. They have a 'waiting list' of 15 – mainly (but not all) Italians again and plan to put a further 36 cells in after Sep 2020.

Bedford Borough Council, Samantha Smith, Team Leader, Bereavement Services

The main community groups purchasing Mausoleums are:- Italians.

I would say 98% are Italian the remaining 2% are a mixture of various community groups.

With regards statistics for mausoleums I only have information (to hand) for 2018/19 as follows:-

19 interments took place into Mausoleums already **reserved prior to 2018/19**.

9 interments took place into Mausoleums purchased in **2018/19**

16 mausoleums were **reserved** for future burial in years to come.

All reserves/interments were from the Italian community minus 1.

Our mausoleums are arranged as follows:-

3 high x 4 wide clustered as either 12, 24 or 36 cells in total.

A block of mausoleums that holds 12 cells in total (i.e. 3 high x 4 across) equates to approximately 3.6m(W) x 2.5m (D) x 2.6m (H).

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SUMMARY SPEC/QUOTATION FOR 27
MAUSOLEUM CELLS (MARCH 2017)



A summary specification is as follows:

Total Footprint Area

9.8m overall length (10.4m including granite side pieces) x 2.5m overall depth (2.8m including granite front for vases) x 2.6m high (not including central peon top).

Foundation

A Trench/Raft Foundation will be built in line with building regulations to support the building. The exact specification will be dependent on ground conditions, soil type and proximity of trees etc.

A Full Damp Proof Membrane will be included.

Chambers

Internal Chamber dimensions – 88.5" (2250mm) (l) x 26" (660mm) (h) x 31.5" (800mm) (w).

Greenbridge use over-engineered chambers of 100mm (4") thickness to ensure that any corrosion of the rebar will not impact on the structural integrity of the chamber throughout the life of the product and prevent any discolouration caused by rust close to the surface.

The chambers are fully LACO compliant.

The chamber is designed to house a concrete locking panel negating the need for traditional 'Bricking up', a method used by other suppliers. This provides for a speedy and simple sealing of the

Unit 27
Weston Industrial Estate
Honeybourne · Evesham
Worcestershire WR11 7QU

www.greenbridgedesign.com
E-mail: info@greenbridgedesign.com

Tel: +44 (0)1386 848908
Fax: +44 (0)1386 840951

mausoleum cell and saves substantial costs.

Roof

A fully waterproof and BBA approved Firestone EPDM Rubber roof will be applied. Run off at the rear of the building into a soak- away, water butt or directly into a drainage system, as required.

Mausoleum finish

Glass Reinforced Concrete panels (GRC) are used on the front exterior of the mausoleum. GRC is lighter and stronger than the standard 'concrete reinforced with rebar' panels that are used elsewhere. The high tensile steel rebar is likely to rust over a short period of time and as this is close to the surface, will 'bleed' causing visible discolouration. It is also likely to impact on the structural integrity over time. Greenbridge Designs use of Glass fibre to reinforce the concrete, provides a superior finish, is lighter and, as there is no metal present will not discolour due to rust.

GRC panels are available in a range of colour options.

The cast GRC panels house 20mm granite plaques measuring 31" (785mm) x 21" (535mm).

GRC will weather over time similar to a natural stone. All Greenbridge mausolea will be treated with a stone protector to deter lichen growth and staining. And make ongoing cleaning much easier.. The mausoleum sides and back will be clad with natural stone tiles as shown in the attached photographs.





Timescales

From receipt of order – Approximately 10 - 12 weeks to commencement of construction followed by a 2 week build period (subject to survey, weather and work restrictions).

Quotation

Per installed chamber £2450.00 + VAT

Total cost for all labour and materials for a 27 chamber mausoleum as specified in this proposal - £66,150.00 + VAT.

Supply and install Tile Flamed Granite flooring in front and around the side if required, dimensions to be discussed £95.00 + VAT per m2.

All prices are exclusive of VAT.