

The Highland Council
Community Services Committee
20 August 2015

Agenda Item	22
Report No	COM 50/15

Cemetery Extension Update

Report by Director of Community Services

Summary

This report provides Members with an update on the need for extension of cemeteries along with a progress report on extensions prioritised by the former TECS Committee.

1. Background

- 1.1 In a previous report presented to TECS committee on 6 February 2014 (TEC-26-13), Members approved a 10 year cemetery extension / replacement to be included in the Council's Capital programme.
- 1.2 This report provides an update on the programme together with details of the progress.
- 1.3 The Highland Council is responsible for the maintenance of 257 cemeteries. This figure includes 84 cemeteries which have been closed for burials; however the Council is still responsible for maintaining the grounds

2. Current Position

- 2.1 From the current assessment of cemetery capacity there are 51 cemeteries identified as requiring extensions, replacements or agreement of alternative burial arrangements within the next 10 years. These are listed in **Appendix A**.
- 2.2 Work to provide an extension or a new cemetery is currently underway for 31 of the 51 cemeteries. Where it is has not been possible to provide an extension, discussions have and are taking place with Ward Members and local communities to agree alternative solutions.
- 2.3 Extension works have been completed at Morefield (Ullapool), Tain and Glen Nevis cemeteries. Whilst works are in progress at Nairn and Acharacle and due to commence later in the year at Portree, all are programmed to be completed in the next 12 months.
- 2.4 19 cemeteries have been identified with between 10 and 15 years capacity and these are listed in **Appendix B**.

2.5 Although there are sufficient lairs available to meet current demand, advance selling of lairs has been stopped at a number of cemeteries (in accordance with the Council's "Management Rules for Cemeteries"), to protect capacity for future burials.

3. 10 Year Programme of Cemetery Extensions / Replacements

3.1 A programme has been produced showing when extensions and/or replacements will be provided for the 51 cemeteries in **Appendix A**.

3.2 The programme of extensions or replacements of cemeteries has been developed to spread works over several years with Area teams delivering works where practicable.

3.3 For extension or replacement of large cemeteries the Capital Programme also includes a capital allocation of £500k in 2016/17 and 2017/18.

3.4 The capacities of cemeteries in **Appendix B** will be kept under review and the cemeteries which fall below a 10 year capacity will be taken for inclusion in the Council's Capital Programme

3.5 The cemetery extension programme is reviewed annually to ensure that the time periods are accurate and that updated cost estimates are fed into the Capital Programme.

4. Implications

4.1 The cost will be accommodated in the Council's Capital Programme.

4.2 There are no known Legal; Equalities; Climate Change/Carbon Clever; Risk; Gaelic or Rural implications arising from this report.

Recommendation

The Committee is invited to:

- i) Approve the programme of extension work presented in the report; and
- ii) Agree that pre-selling of lairs will not be allowed in burial grounds with less than 5 years capacity.

Designation: Director of Community Services

Date: 5 August 2015

Author: Robin Pope

Background Papers:

**APPENDIX A
UNDER 10 YEARS CAPACITY (JULY 2015)**

	Name of Cemetery	Location (near)	Unsold lairs	Estimated Years Remaining	Comments
Skye	Ashaig	Between Broadford & Kyleakin	0	0	Currently closed for sale of new lairs. Alternative cemetery at Strath Cemetery (Broadford) being used. Alternative option required to serve Kyleakin. SEPA testing undertaken, no suitable alternative sites identified within locality. Options being assessed with Community Council and Ward Members.
Inverness-shire	Dores	Dores	0	0	Currently closed for sale of new lairs. Land identified, discussion to be arranged with SEPA with ground testing as required. Area to commence negotiations.
Lochaber	Kilmallie	Fort William	2	0	Closed to new lair sales, alternative cemetery at Glen Nevis being used. Adjacent Council owned land confirmed as unsuitable due to drainage issues.
Easter Ross	St Duthus	Tain	15	<1	Extension completed, operational spring 2016.
Lochaber	Acharacle	In Acharacle at Sheilfoot	4	1	Extension works commenced March 2015, new lairs available Spring 2016. Pre-selling of lairs stopped.
Wester Ross	Morefield	Ullapool	10	1	Extension completed, to be operational late 2015 early 2016. Alternative Cemeteries at Clachan, Mill Street being used.
Wester Ross	Fodderty	Dingwall	47	1	Site identification completed, land negotiations in progress. Works planned for 2015/16. PDU undertaking design.
Wester Ross	Tore & Killeanan	Tore	37	<2	Tore and Killearnan operate as one site with Killearnan extension providing more than 17 years capacity.

	Name of Cemetery	Location (near)	Unsold lairs	Estimated Years Remaining	Comments
Lochaber	Arisaig	Arisaig	10	2	Investigations to find alternative site continuing. Option to use New Morar cemetery until acceptable site can be identified / developed. Alternative options may need to be discussed with Ward Members and CC. Pre-selling of lairs stopped.
Easter Ross	Alness		41	2	Site identification completed, land negotiations in progress. Works planned for 2016/17.
Skye	Skeabost	Skeabost Bridge	12	2	Land negotiations proceeding. Review of capacity being undertaken on site.
Skye	Stronuirinish	Portree	47	2	Planning permission for extension held up by Transport Scotland delay to 30mph RTO. Short term solution to provide a small extension being assessed on site.
Sutherland	Proncynain	Dornoch	37	2	Usage and capacity reviewed. Extension required. Land negotiations started.
Caithness	Canisbay		17	2	Land acquisition almost concluded. Provide 500 new lairs, ready early 2017.
Easter Ross	Chapelhill	Pitcalnie, Nigg	10	2	Feasibility study revised capacity figures. Site identification planned for 2016/17. Meeting with Ward Members to be arranged.
Wester Ross	Clachan	Ullapool	16	3	Initial site options assessed. SEPA ground investigation planned for 2015, to be reviewed.
Inverness-shire	Kilchuimen	Fort Augustus	10	3	Alternative burial grounds available. No current intention to extend.
Lochaber	Glen Nevis	Fort William	173	4	Extension completed, new lairs will be available for burials Spring 2016.
Lochaber	Morar	Mallaig	55	4	Boundary fence moved two years ago incorporating additional space for a further 50 lairs. Possibility to repeat process to create additional lairs on Council owned land, subject to granting of permissions.

	Name of Cemetery	Location (near)	Unsold lairs	Estimated Years Remaining	Comments
Inverness-shire	Petty	Tornagrain	55	4	Land available to extend area to programme works for 2016/17.
Wester Ross	Strathconnon	Marybank	11	5	Extension planned for next 10 years. To be included in future capital programme.
Caithness	Mount Vernon	Thurso	407	5	Area to investigate extension.
Caithness	Reay	Reay	43	5	Land secured. Planning permission for extension approved. Works programmed for 2016/17.
Wester Ross	Urray	Muir of Ord	165	6	Options assessment, Land identification and negotiations to commence in over next 12 months.
Inverness-shire	Dunlichity	Dunlichity / Farr	12	6	Adjacent extension not practicable due to ground conditions. Need to agree with Ward Members and community alternative options.
Easter Ross	Logie Easter	Kildary	49	6	Feasibility study revised capacity figures. Site identification planned in next 2 years.
Caithness	Wick	Wick	540	6	Land acquisition ongoing, possible CPO. Design in place and ground investigations also ongoing.
Sutherland	Melness	Tongue	26	6	Extension planned for next 9 years. To be included in future capital programme.
Inverness-shire	Ardersier	Ardersier	100	6	Options for extension or alternative site will be assessed in next 2 years. PDU to take on project.
Inverness-shire	Drumtemple	Errogie/Foyers	50	6	Options assessment, Land identification and negotiations to commence in over next 12 months.
Inverness-shire	Dunlichity	Dunlichity/Farr	18	6	Extension not feasible rocky ground, alternative option to be agreed with Ward Members and community councils.
Wester Ross	Mitchell Hill	Dingwall	173	7	Fodderty to be available prior to Mitchell Hill being full.
Sutherland	Golspie (New)	Golspie	124	7	Options assessment, Land identification and negotiations to commence in over next 12 months.
Sutherland	Lairg	Lairg	93	7	Options assessment, Land identification and negotiations to commence in over next 12 months.

	Name of Cemetery	Location (near)	Unsold lairs	Estimated Years Remaining	Comments
Inverness-shire	Daviot	Daviot	70	7	Extension ready. Area to confirm lair numbers.
Inverness-shire	Foyers	Foyers	60	7	Capacity being reviewed and extension options assessed.
Inverness-shire	Old Kilmore	Drumnadrochit	35	7	Capacity at New Kilmore to be reviewed to determine is additional pace available on site.
Inverness-shire	Tomnacross	Kiltarlity	40	7	Land negotiations commenced. PDU to take on project.
Easter Ross	Rosskeen	Invergordon	244	8	Land purchase negotiations in progress.
Nairnshire	Cawdor	Cawdor	74	8	Land secured for further 500 lairs, permissions to be completed for development to provide 50+ years capacity
Inverness-shire	Dalarossie		50	8	Limited options to extend, feasibility and options assessment to be developed.
Inverness-shire	Eskadale	Kiltarlity	48	8	Underlying rock prevents double burials. Extension possible.
Inverness-shire	Kilmorack	Beauly	95	8	Feasibility being assessed due hard ground conditions reducing capacity.
Inverness-shire	Kilvean	Inverness	1500	8	Extension in planning as part of West Link scheme. Ongoing infilling utilise un developed space to maintain capacity.
Badenoch & Strathspey	Laggan		25	8	Depth problems due to high water table. Selling lairs as single depth. Principal of land use for cemetery extension has been established.
Easter Ross	Tarbat	Portmahomack	87	8	Site identification and feasibility to be programmed.

	Name of Cemetery	Location (near)	Unsold lairs	Estimated Years Remaining	Comments
Lochaber	Blarour		46	9	
Wester Ross	Contin	Contin	35	9	Extension planned for next 10 years. To be included in future capital programme.
Nairnshire	Auldearn	Auldearn	88	9	Further 100 lairs available for development giving capacity of 19 years.
Nairnshire	Nairn (Grantown Rd)	Nairn	259	9	Land purchase completed. SSE line diversion programmed, extension works programmed for Sept 2015. Council and Sheriff approvals in place.
Inverness-shire	St Marys	Beauly	140	20/0	Drainage issue to be addressed to mitigate risk of early closure. PDU undertaking feasibility and options assessment, monitoring water levels.

APPENDIX B**15 to 10 YEARS CAPACITY (JULY 2015)**

	Name of Cemetery	Estimated years remaining	Comments
Lochaber	Duror	10	Potential for a further 120 lairs has been identified following site visit. This brings lairs numbers up to 214 and capacity to 24 years. Some minor path and foundation works would be required.
Lochaber	Kinlochmore	10	
Wester Ross	Mellon Charles, Gairloch	10	
Caithness	Reay	10	Land secured. Planning permission for extension approved. Design planned for 2014/15. Works programmed for 2015/16.
Caithness	Watten	10	
Caithness	Corsback, Dunnet Head	11	
Caithness	Halkirk	11	
Skye & Lochalsh	Cill a Bhealaich	11	Land available for extension.
Inverness-shire	Cannich	11	
Lochaber	Invergarry	12	
Sutherland	Clachan	12	
Sutherland	Tongue	12	
Inverness-shire	Glenconvinth, Kiltarlity	12	
Inverness-shire	Jenkins Park, Fort Augustus	12	
Lochaber	Kilchoan	13	Possibility that additional capacity may be identified within existing burial ground. Checks ongoing.
Sutherland	Invershin	13	
Wester Ross	Kishorn, Lochcarron	14	
Easter Ross	Balintore	15	