

ANGUS COUNCIL

COMMUNITIES COMMITTEE 6 JUNE 2017

PROPERTY TRANSACTIONS

REPORT BY HEAD OF TECHNICAL AND PROPERTY SERVICES

ABSTRACT

This report seeks approval for two property transactions which have been provisionally agreed and notes two property transactions which has been approved under the Head of Technical and Property Services' delegated authority.

1. RECOMMENDATION

It is recommended that the Committee

- (i) Notes the property transaction detailed in **Appendix 1** and approves the property transactions in **Appendices 2 and 3**

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/CORPORATE PLAN

This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- We have a sustainable economy with good employment opportunities.
- Angus is a good place to live in, work and visit.

3. BACKGROUND

Section 17.1 of the Councils financial regulations delegates the Head of Technical and Property Services to negotiate certain arrangements and disposals on behalf of the Council.

4. FINANCIAL IMPLICATIONS

The Property Transactions at **Appendices 1 to 3** will result in:

- Appendix 1 – Capital receipts totalling £947,300;
- Appendix 2 – Lease receipt amounting to £433.75 pa for the first year increasing thereafter;
- Appendix 3 – capital receipt of £64,500 to the HRA

NOTE: No background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

REPORT AUTHOR: Ian Cochrane, Head of Technical and Property Services

EMAIL DETAILS: CommunitiesBusinessSupport@angus.gov.uk

List of Appendices:

Appendix 1 – Disposals

Appendix 2 – New Leases

Appendix 3 – Open Market Disposals

Appendix 1 – Disposals

To note the disposal of 151.6 sqm of ground adjacent to the former toilet at Springfield, Arbroath. The private individual who purchased the toilet in March 2016 approached the Council with a request to purchase additional ground. The Head of Technical and Property Services has utilised delegated authority to reach provisional agreement to dispose of the ground for £5,300 with the purchaser meeting the Council's reasonable legal fees.

To note the disposal of land at Victoria Street Monifieth as set out in Report 141/17 whereby the Head of Technical and Property Services has utilised delegated authority to reach agreement for the disposal of the ground for £942,000 with the both parties meeting their own costs.

Appendix 2 – New Leases

To seek approval for the lease of 1.99 ha of ground at Cookston Playing Fields, Brechin to Brechin Rugby Club on a lease of 99 years, with rent reviews every 5 years and a mutual option to break the lease every 10 years. The rent will be £433.75 pa for the first year, £887.50 pa for the second, £1331.25 pa for the third and £1,775 pa thereafter.

Appendix 3 – Open Market Disposals

To seek approval for the disposal of the flat at 24 Hill Road, Arbroath, after advertising on the open market, to a private individual for £64,500, subject to Scottish Ministers' consent. The property is held on Housing Revenue Account.