

**ANGUS COUNCIL**

**POLICY AND RESOURCES COMMITTEE – 14 MARCH 2017**

**CRAIGOWL IT MAST, LEASE OF GROUND AND RELATED RIGHTS OF ACCESS, CRAIGOWL HILL, HILLSIDE PRIESTON, DUNDEE**

**REPORT BY HEAD OF TECHNICAL AND PROPERTY SERVICES**

**ABSTRACT**

Angus Council has been exploring the possibility of installing radio broadband across the county to provide radio broadband to rural schools, as the existing wired broadband is inadequate and is affecting children's learning outcomes. It is proposed to lease a site on Craigowl, Craigowl Hill, Hillside of Prieston, Dundee to erect a mast. The land is owned by Strathmore (Holding) Ltd and access is required over two additional land owners' land to reach the site.

**1. RECOMMENDATION(S)**

It is recommended that the Committee:

- (i) Approves that three areas of ground extending to 14.25m<sup>2</sup> in total, are leased from Strathmore Estates (Holding) Ltd for use as a Telecommunications Base Station. In addition, it is recommended that the committee approves the lease of two rights of access across the neighbouring land.

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

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

- Angus is a good place to live in, work in and visit.
- Our children and young people are confident individuals, effective contributors, successful learners and responsible citizens.
- Our communities are developed in a sustainable manner.

**3. BACKGROUND**

Angus Council has been exploring the possibility of installing radio broadband across the county to provide radio broadband to rural schools, as the existing wired broadband is inadequate and is affecting children's learning outcomes. In addition Economic Development have proposals to utilise the connection for business parks and tourism hotspots. IT will also use it as part of their core network.

In order to facilitate this, a relay system is proposed across the county with a mast situated on Craigowl Hill is essential to this.

It is proposed to lease a site on Craigowl, Craigowl Hill, Hillside of Prieston, Dundee to erect a mast. The land is owned by Strathmore (Holding) Ltd and access is required over two additional land owners' land to reach the site.

#### **4. CURRENT POSITION**

Provisional agreement has been reached with Strathmore Estates (Holding) Ltd to lease three areas totalling 14.25sqm for use as a telecom base station. In addition provisional agreement has been reached with the two owners of the access road to the site to grant a right of access.

#### **5. PROPOSALS**

It is proposed to lease the 14.25sqm site at Craigowl Hill, Hillside of Prieston, Dundee from Strathmore (Holding) Ltd on a 10 year lease at a rent of £4,500 per annum. There will be a rent review every third year. Angus Council will have the right to break the lease on the fifth anniversary of the lease giving 12 months notice in advance.

In addition it is proposed to lease two rights of access to the site across the neighbouring land via an access road. Each of these will also be for 10 years, at a rent of £1,300 pa each, with a rent review at the fifth year. Angus Council will have the right to break the lease on the fifth anniversary of the lease giving 3 months notice in advance.

#### **6. FINANCIAL IMPLICATIONS**

The proposed lease of the ground and rights of access will result in a cost of £4,500 per annum for the ground and £2,600 per annum for the access. The total annual cost of £7,100 will be met from Children and Learning.

**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.

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