

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 24 MAY 2016

PROPOSED LEASE OF GARDEN GROUND AT BALMAIN COURT, MONTROSE

REPORT BY HEAD OF PLANNING AND PLACE

ABSTRACT

This report relates to the proposed lease of an area of garden ground at Balmain Court, Montrose to provide a walled external seating area for the residents of Provost Johnston Road Supported Housing unit.

1. RECOMMENDATIONS

It is recommended that the Committee:

- (i) approves the lease of an area of garden ground at Balmain Court, Montrose to Angus Community Care Charitable Trust (the Trust), for the purpose of creating a walled external seating area for the residents of Provost Johnston Road Supported Housing unit, on a five yearly lease basis at peppercorn rent.

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:

- Angus is a good place to live, work and visit;
- Our communities are safe, secure and vibrant;
- Individuals are supported in their own communities with good quality services;
- We have improved the health and wellbeing of our people and inequalities are reduced;
- Our natural and built environment is protected and enjoyed.

3. BACKGROUND

- 3.1 Balmain Court, Montrose is a sheltered housing complex, run by Angus Council which has 17 units.
- 3.2 The Trust was established in 1998 as a limited company and Registered Scottish Charity, with support from funding partners Angus Council; Scottish Homes and Tayside Health Board. They provide housing, services and facilities for Care within the community. The Trust owns Provost Johnston Road, Supported Housing unit and has delegated the day to day running to the Communities directorate of Angus Council.

4. CURRENT POSITION

- 4.1 There is currently an area of unused garden ground, at the bottom corner of the Balmain Court garden (as shown in **Appendix 1**) which is held on the Housing Revenue Account (HRA). This land is not currently prioritised for development or for other purposes in the Housing Division's Asset Management Strategy.

5. PROPOSALS

- 5.1 Members are asked to approve that the area of garden ground is leased to the Trust, on a five yearly basis at peppercorn rent of £1 per annum, with the option to extend thereafter for further five year periods, if there has been no change to the ownership or use of the supported unit. This would allow the Trust to create an outside paved and walled seating area for residents of Provost Johnson Road, Supported Housing unit (as shown in **Appendix 2**). The Trust will be responsible for funding the project and any maintenance thereafter. It is believed this work will enable outdoor access to residents, which is hoped to promote health & wellbeing in a safe and secure environment. This project would help towards meeting local outcomes for the Council.
- 5.2 Scottish Ministers recently introduced changes to consent to disposal of assets from Housing Revenue Accounts. Local authorities may now self-certify under a general consent process where the valuation of the best consideration for the disposal is less than £10,000, instead of requiring consent from Scottish Ministers. The value of the ground is less than £10,000.

6. FINANCIAL IMPLICATIONS

- 6.1 There are no financial implications arising from the contents of this report.

7. EQUALITIES IMPACT ASSESSMENT

- 7.1 An Equalities Impact Assessment has been completed in relation to this transaction.

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: Vivien Smith, Head of Planning and Place

EMAIL DETAILS: communitiesbusinesssupport@angus.gov.uk

List of Appendices:

Appendix 1 Location Plan

Appendix 2 Sketch Drawing