

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 16 AUGUST 2016

PROPERTY TRANSACTIONS

REPORT BY THE HEAD OF TECHNICAL AND PROPERTY SERVICES

ABSTRACT

This report seeks approval for one property transaction which has been provisionally agreed.

1. RECOMMENDATION

It is recommended that the Committee approves the property transactions detailed in Appendix 1 and 2.

2. ANGUS COMMUNITY PLAN AND SINGLE OUTCOME AGREEMENT

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 Council's financial regulations delegates the Head of Technical and Property Services to negotiate lease arrangements and disposals on behalf of the council.

4. FINANCIAL IMPLICATIONS

The Property Transaction at Appendix 1 will result in rental income of a minimum of £28,800 pa until 2024. The Property Transactions at Appendix 2 will result in a capital receipt of £22,750.

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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List of Appendices:

Appendix 1 – Lease Extensions

Appendix 2 – Open Market Sales

Appendix 1 – Lease Extensions

To seek approval for two lease extensions. The cafes at Montrose Sports Centre and Carnoustie Leisure Centre are leased to a private individual on leases expiring in November 2017 and 2019 respectively. The tenant wishes to extend these leases so that they will expire in 2024. This will enable further investment into the businesses. The lease extensions would be subject to 5 yearly rent reviews in 2017 and 2022. The current rent is £21,000pa for Montrose Sports Centre and £7,800 pa for Carnoustie Leisure Centre.

Appendix 2 – Open Market Disposals

Item No: 1

To seek approval for the open market disposal of Liff Hearse House to a private individual, with each meeting their own costs.

The previous accepted offer for the property was withdrawn and the property readvertsied with four offers received:

Private Individual 1	£20,270	Offer subject to obtaining residential change of use
Private Individual 2	£15,250	Standard offer with no conditions
Private Individual 3	£7,500	Standard offer with no conditions
Private Individual 4	£5,000	Standard offer with no conditions

It is recommended that the second offer of £15,250 is accepted as the Planning Service have advised that residential change of use is unlikely to be permitted and would therefore result in the offer being withdrawn in the future and the property being readvertised again.

Item No: 2

To seek approval to the open market disposal of the Car Park at Catherine Street, Arbroath to a private individual for £7,500 with each meeting their own costs.

The property was advertised on the open market and one offer received.