

**ANGUS COUNCIL**

**COMMUNITIES COMMITTEE – 16 AUGUST 2016**

**REVIEW OF COMMON GOOD RENTS**

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

**ABSTRACT**

This report details the outcome of the Common Good rent reviews, effective from 1 April 2016.

**1. RECOMMENDATION**

The committee is recommended to approve the rent review of properties occupied by Angus Council as detailed in Appendix 1 to this report.

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

The Corporate Services Committee meeting of 28 April 2011 (report 308/11) approved the rent reviews of Common Good properties occupied by Angus Council departments with effect from 1 April 2011.

The rents are reviewed every five years on commercial terms in an upward direction only or no change applied, with the last review being carried out in April 2011.

The leases of Common Good properties to parties other than Angus Council are reviewed in accordance with the lease terms and conditions for each property.

**4. CURRENT POSITION**

The next review of Common Good properties occupied by Angus Council was due to take effect from 1 April 2016. The Head of Technical and Property Services instructed the Council's retained Estate Agents, Messrs J & E Shepherd, to review the rents to open market levels.

**5. PROPOSALS**

The attached table at Appendix 1 provides details of the rent at 1 April 2011 and the proposed rents for Council occupied properties from 1 April 2016. No proposed rent from 1 April 2016 has been applied for vacant properties.

**6. FINANCIAL IMPLICATIONS**

The rent review of Common Good properties occupied by Angus Council Directorates has increased with effect from 1 April 2016. The review created an annual rental increase of £8,751 to the common good funds. The increases/decreases summarised on a burgh by burgh basis are outlined below.

<b>Burgh</b>	<b>Open Market Rental 1 April 2011 (£)</b>	<b>Open Market Rental 1 April 2016 (£)</b>	<b>Net Increase/ (Decrease) (£)</b>
Arbroath	80,621	83,153	2,532
Brechin	33,811	34,578	767
Forfar	81,265	84,613	3,348
Montrose	54,290	56,394	2,104
<b>Total</b>	<b>249,987</b>	<b>258,738</b>	<b>8,751</b>

Notably the increase has created a cost to the general fund. However on a section by section basis all increases are below the de minimis levels in terms of budget issues and therefore require to be absorbed within the existing budget allocations. The increased costs are outlined below.

<b>Directorate</b>	<b>Section</b>	<b>Net Increase (£)</b>
Communities	Parks & Gardens	6,161
Communities	Property Services	10
Communities	Environmental & Consumer Protection	2,580
Communities	Roads	0
Communities	Housing	0
<b>Total</b>		<b>8,751</b>

The increases associated to Arbroath, Brechin, Forfar and Montrose common good funds will be included in their 2016/17 revenue budgets.

## **7. CONCLUSION**

The rent review of Common Good property occupied by Angus Council Directorates has been carried out ensuring that the Common Good accounts receive the appropriate rent for the property.

**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 – Common Good Rentals 2015

Appendix 1  
**Angus Council - Common  
 Good Rents**

Site no	Unit No	Map Ref No.	Property	Open Market Rent at 01.04.11	Not collected or vacant at 1.4.11	Open Market Rent at 01.04.16		Tenant
<b>ARBROATH</b>				-	-			
<b><u>Council Leases</u></b>				-	-			
7065	R56	209	Hayswell Park	£230		£265	Ground rent only	Park Services
7072	001	271	War Memorial - High Common (A)	£1		£1		Property Services
7072	R56	210	High Common and Low Common	£1,180		£1,315	Ground rent only	Park Services
7074	R56	211	West Common	£700		£795	Ground rent only	Park Services
7083	R01	272	Elliot Golf Links	£10,000		£10,000	Ground rent only	Park Services
7104	001	214	Webster Memorial Theatre	£12,500		£14,000	Comparable civic theatre rent	Park Services
7105	001	273	Provosts Lamp High Street		£1	£1		Property Services
7106	001	215	Arbroath Library	£24,700		£25,000		Park Services
7107	R56	191	Boulzie Hill	£1,000		£1,100	Ground rent only	Park Services
7108	R56	216	Springfield Park	£1,080		£1,150	Ground rent only	Park Services
7116	R56	217	Keptie Pond and Park	£1,100			Ground rent only	Park Services
7116	R01		Keptie Pond			£1,200		
7119	004	218	Ruxton Memorial		£1	£1		Property Services
7119	R56	219	Victoria Park	£4,350		£4,400	Ground rent only	Park Services

7121	003/ 004	220	Old Parish Church(Access Office)	£14,000		£14,000	Office Rent	Communities
7132	R56	221	MacDonald Park	£580		£620	Ground rent only	Park Services
7150	R12	195	Queens Drive Recreation Area	£440		£465	Ground rent only	Park Services
7150	R56	222	West Links Recreation Area (Part)	£480		£545	Ground rent only	Park Services
7162	R56	223	Abbey Green Park	£230		£230	Ground rent only	Park Services
7094	001		Offices Gravesend	£7,800		£7,800	Office Rent	Housing Services
7152	R56		Infirmary Brae	£100		£100	Ground rent only	Park Services
7151	R56		Rosemount Road	£150		£165	Ground rent only	Park Services

£80,621

£83,153

**BRECHIN**

**Council Leases**

7193	001	230	Old Town House	£11,000		£11,000	new rent from September 2003	Park Services
7193	002	338	Town Hall Clock		£1	£1	Not Collected	Property Services
7201	001	234	Brechin City Hall	£8,450		£8,450		Park Services
7211	056	405	Public Convenience Bridge Street Park	£11		£11	Ground rent only	Env. Health & Consumer Protection
7257	R56	334	Victoria Public Park	£2,000		£2,165	Ground rent only	Park Services
7261	A56	239	Brechin Leisure Centre - Ground Lease	£35		£35	Ground rent only	Park Services
7261	B56	403	All weather pitch - River Street Ground Lease	£45		£45	Ground rent only	Park Services
7261	C56	406	Parks Stores - Ground Lease Bridge Street	£45		£45	Ground rent only	Park Services

			Park					
7261	D56	407	Car Park Bridge Street Park	£100		£100	Ground rent only	Park Services
7262	R56	241	Inch Park PPN	£1,500		£1,500	Ground rent only	Park Services
7269	R56	242	The Den	£780		£780	Ground rent only	Park Services
7273	R56	332	St Ninian's Square	£75		£75	Ground rent only	Park Services
7281	056	343	Brechin Golf Course (part)	£3,100		£3,100	Ground rent only	Park Services(ongoing review with local Members)
7281	A56	188	Site of former reservoir, Golf Course	£220		£220	Ground rent only	Park Services
7281	R53	344	Fair Agreement/Market Stance Golf Course		£1	£1	Ground rent only	Park Services
7287	R01	402	Wards Park	£1,000		£1,000	Ground rent only	Park Services
7266	056		Cleansing Depot, Southesk Street	£1,350		£1,950	Ground rent only	Env. Health & Consumer Protection
7196	001		Municipal Buildings, Bank St Ground and part 1st floor				Vacant	
7196	003		Municipal Buildings, Bank St-Ext. Ground lease extension	£4,000		£4,000	Ground rent only	Housing Service
7196	002		Municipal Buildings, Bank St. (2nd Floor Flat)				Vacant	
7196	004		Municipal Buildings, Bank St.(1st Floor Court)				Vacant	
7834	R01	336	Store Tractor Shed Commerce Street	£100		£100		Park Services
				<b>£33,811</b>		<b>£34,578</b>		

**FORFAR**

**Council Leases**

0961	C56	383	Recreation Area Forfar Loch	£1,800		£2,000	Ground rent only	Park Services
0961	D56	412	Car Park - Orchardbank Forfar Loch Country Park	£15		£15	Ground rent only	Park Services
0961	E56	411	Car Park Forfar Loch Country Park	£20		£20	Ground rent only	Park Services
7457	F56	413	Football Pitches Forfar Loch Country Park			£340	Ground rent only	Park Services
0961	G56	447	Car Park Ranger Base Forfar Loch Country Park	£25		£25	Ground rent only	Park Services
7457	H56	448	Car Park All Weather Courts Lochside Leisure Centre			£25	Ground rent only	Park Services
0961	R01	408	Ranger Base Forfar Loch Country Park Visitor Cenrte	£25		£25	Ground rent only	Park Services
0961	R56	206	Forfar Loch Country Park - Parklands	£10,000		£10,500	Ground rent only	Park Services
3804	053	348	East Greens Car Park	£8,750		£8,750	Ground rent only	Roads
3804	R53	384	East Greens and Grass Mail	£140		£140	Ground rent only	Park Services
5052	056	366	West Greens Bleaching Field	£150		£150	Ground rent only	Park Services
5053	056	367	Zoar Field				Vacant	
7432	001	360	Ex. Guide Hall				SOLD	
7441	001	368	Site of Public Convenience Arbroath Road	£30		£30	Ground rent only	Env. Health & Consumer Protection
7446	003	361	Balmashanner War Memorial		£1	£1		Property Services

7446	R56	347	Balmashanner Woods	£1,850		£1,900	Ground rent only	Park Services
7450	053	372	Reid Hall Car Park	£1,200		£1,250	Ground rent only	Park Services
7450	056	359	Reid Hall Field	£1,200		£1,250	Ground rent only	Park Services
7456	001	369	Site of Public Convenience Craig O Loch Rd	£20			Ground rent only	Env. Health & Consumer Protection
7457	A56	410	Car Park Lochside Leisure Centre	£25		£25	Ground rent only	Park Services
7457	B56	446	Car Park (North) Lochside Leisure Centre	£30		£30	Ground rent only	Park Services
7457	R01	364	Lochside Leisure Centre - ground lease	£90		£90	Ground rent only	Park Services
7457	R05	374	All weather Courts Lochside	£40		£40	Ground rent only	Park Services
7457	R06	409	Playpark Forfar Leisure Centre	£45		£45	Ground rent only	Park Services
7458	R04	352	Lochside Caravan Park	£1,000		£1,000	Ground rent only	Park Services
7467	002	247	Steeple & Clock Forfar Parish Church		£1	£1		Property Services
7500	A56	397	Market Muir Car Park(50%)	£185		£185	Ground rent only	Road
			Market Muir (25%)			£150		Park Services
7500	B56	370	Site of Public Convenience Market Muir	£25		£25	Ground rent only	Env. Health & Consumer Protection
7505	053	355	Myre Car Park	£6,500		£6,500	Ground rent only	Roads
7505	R56	251	Common Myre parkland	£450		£450	Ground rent only	Park Services
7519	006	362	Ground Lease Forfar Recycling Centre	£8,000		£10,000		Env. Health & Consumer Protection
7534	001	357	Municipal Buildings	£22,250		£22,250		Legal & Democratic Services
7535	001	385	Town and County Hall	£5,000		£5,000		Chief Executive

7535	002	365	Town and County Hall Clock		£1	£1		Property Services
7535	003	358	Public Convenience Town & County Hall	£1,000		£1,000		Env. Health & Consumer Protection
7535	LO1	356	Town and County Hall Offices	£11,400		£11,400		Legal & Democratic Services
				<b>£81,265</b>		<b>£84,613</b>		

**MONTROSE**

**Council Leases**

0102	053	304	Parking Area Montrose Academy	£100		£100	Ground rent only	Education Service
0102	056	427	Hockey and Football Pitches Marine Avenue	£165		£165	Ground rent only	Communities
1337	A56	428	Grass Area Montrose Leisure Centre	£1,650		£1,650	Ground rent only	Communities
3806	053	290	Car Park Baltic Street	£1,000		£1,000	Ground rent only	Roads
5048	056	425	Grass Area Marine Avenue	£120		£120	Ground rent only	Park Services
7286	056	202	Central Tree and Park Area Dorward Road	£140		£140	Ground rent only	Park Services
7324	R56	307	Melville Park	£140		£140	Ground rent only	Park Services
7325	R56	308	The Mall	£65		£65	Ground rent only	Park Services
7687	R56	303	West End Park	£220		£220	Ground rent only	Park Services
7689	A53	416	Car Park Traill Drive	£25		£25	Ground rent only	Park Services
7689	B53	418	Car Park East Links	£25		£25	Ground rent only	Park Services
7689	R56	256	East Links Recreation Area	£4,400		£4,500	Ground rent only	Park Services
7708	R56	257	Deans Park / Panmure Gardens	£135		£135	Ground rent only	Park Services
7714	001	258	Fountain High Street		£1	£1		Property Services



7715	001	321	Statue/Fountain (The Port) High Street		£1	£1		Property Services
7716	001	390	Church and Steeple Clocks		£1	£1		Property Services
7717	001	259	Montrose Town House	£22,000		£22,000	Rent increases to £14,500 from 1.4.02 after improvements.	Property Services
7717	004	311	Town House Clock		£1	£1		Property Services
7733	R56	260	Show Site Marine Avenue	£310		£310	Ground rent only	Park Services
7741	R56	443	Burns Park	£320		£320	Ground rent only	Park Services
7745	R53	305	Car Park Rosehill	£20		£20	Ground rent only	Park Services
7745	R56	204	Curlie Park	£410		£410	Ground rent only	Park Services
7752	R56	264	Scott's Park	£235		£235	Ground rent only	Park Services
7756	A53	415	Car Park Traill Drive Pavillion	£30		£30	Ground rent only	Park Services
7756	B53	433	Car Park Traill Drive - opposite café North	£25		£25	Ground rent only	Park Services
7756	C53	434	Car Park Traill Drive - opposite café Mid	£25		£25	Ground rent only	Park Services
7756	D53	435	Car Park Traill Drive - opposite café South	£25		£25	Ground rent only	Park Services
7756	E53	436	Car Park Traill Drive - Seafront	£300		£300	Ground rent only	Park Services
7756	F53	449	Play Area 2 (North) Traill Drive Seafront	£50		£50	Ground rent only	Park Services
7756	G53	450	Play Area 3 (adjacent to Road) Traill Drive Seafront	£70		£70	Ground rent only	Park Services
7756	R02	414	Play Area Traill Drive Seafront	£75		£75	Ground rent only	Park Services
7759	R56	306	Green Park	£250		£250	Ground rent only	Park Services
7762	A56	440	Mid Links (North) -	£240		£240	Ground rent only	Park Services

			Dorward Pl, Warwick Ter					
7762	R56	201	Mid Links(South) - Dorward Pl, Warwick Ter	£260		£260	Ground rent only	Park Services
7764	R02	267	Hope-Paton Park	£150		£150	Ground rent only	Park Services
7768	R56	268	Jamisons Park	£310		£310	Ground rent only	Park Services
7771	R56	269	Montrose Golf Courses	£21,000		£21,000	Ground rent only	Park Services
3086	56		Yard at Broomfield Road			£2,000	Ground rent only	Communities
				<b>£54,290</b>		<b>£56,394</b>		