

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 28 FEBRUARY 2017

PROPERTY TRANSACTIONS

REPORT BY HEAD OF TECHNICAL AND PROPERTY SERVICES

ABSTRACT

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

1. RECOMMENDATION

It is recommended that the Committee

- (i) Approves the property transactions detailed in **Appendices 1 and 3** and notes the property transactions in **Appendix 2**

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 arrangements and disposals on behalf of the Council.

4. FINANCIAL IMPLICATIONS

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

- Appendix 1 – increased lease receipts totalling £5,000 per annum;
- Appendix 2 – new lease receipt amounting to £1 per annum; and
- Appendix 3 – capital receipt of £80,000.

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 Renewals

Appendix 2 – New Leases

Appendix 3 – Open Market Disposals

Appendix 1 – Lease Renewals

To seek approval for the lease renewal at Unit 2 Broomfield Road, Montrose. The property was leased from 01 December 2011 to 31 December 2012 to National Oilwell Ltd at a rent of £27,340. Provisional agreement has been reached for a further 3 year lease at £29,000 per annum. There will be a tenant break option at any time subject to a 3 months' notice. The property is leased on a full repairing and insuring basis.

To seek approval for the lease renewal of Unit 3 Broomfield Road, Montrose. The property was leased from 09 October 2006 to 08 October 2016 to Coutts Relocation and Storage Limited now KRC International Ltd at a rent of £24,000. Provisional agreement has been reached for a further 6 year lease at £27,340 per annum for 2 years then £28,000 per annum for 1 year. There will be a rent review and mutual break option on 09 October 2019. The property is leased on a wind and watertight basis.

Appendix 2 – New Leases

In consultation with and as agreed by the local elected members the Head of Technical & Property Services has utilised delegated authority to reach provisional agreement to lease the shop at 7 Swan Street to Brechin Community Pantry SCIO for use as a food bank, clothing bank and debt advice. The property will be leased for 3 years on a wind and watertight basis. The rent will be £1 pa in line with Report No 409/13 *“Policy for the lease of Council Land & Buildings to Community /Voluntary Groups”*.

Appendix 3 – Open Market Disposals

To seek approval for the disposal of the former roads Depot, Dalziel Road, Inveraldie, Tealing extending to 1896.6sqm or thereby. Provisional agreement has been reached to dispose of the site for £80,000 to the current tenant. They will meet Angus Council's reasonable legal fees in connection with the disposal of the property.