

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 20 JANUARY 2015

PROPERTY TRANSACTIONS

REPORT BY THE HEAD OF TECHNICAL & PROPERTY SERVICES

ABSTRACT

This report advises the Committee of the outcome of various property negotiations.

1. RECOMMENDATION

It is recommended that the Committee:

- (i) approves the property transactions detailed in **Appendices 1 and 2** and homologate the Conveners approval for the disposal detailed in **Appendix 3**.

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

Section 17.1 of the Council's Financial Regulations delegates the Head of Technical & Property Services authority to negotiate lease and disposal arrangements on behalf of the Council. The transactions detailed in this report fall outwith the delegated limits of the Head of Technical & Property Services.

This report details proposals for a new lease, a lease renewal and a disposal of property.

Appendix 1 is highlighted for Committee's attention noting the support to Angus Foodbank as the call on foodbanks continues to grow within the county and the emergency assistance these facilities can provide to our communities.

4. FINANCIAL IMPLICATIONS

Angus Council will receive increased rental income from the lease renewal and a capital receipt for the disposal of a 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.

REPORT AUTHOR: Ian Cochrane, Head of Technical & Property Services
EMAIL DETAILS: CommunitiesBusinessSupport@angus.gov.uk

List of Appendices:

Appendix 1 – New Lease
Appendix 2 – Lease Renewal
Appendix 3 – Disposal

Appendix 1 – New Lease

To approve the lease of property at Gravesend, Arbroath to the Trustees of the Strathmore Christian Fellowship (Angus Foodbank) for a period of five years at a rent of £1.00 (ONE POUND) per annum.

Appendix 2 – Lease Renewal

To approve the renewal of the lease of a factory at Arbroath Enterprise Park to Mackintosh Structures Limited for a period of three years with effect from 1 January 2016 at a rent of £50,000 (FIFTY THOUSAND POUNDS) per annum. An increase from the current rent of £45,000 (FORTY FIVE THOUSAND POUNDS) per annum.

Appendix 3 – Disposal

Following advertising on the open market, one offer was received and members are asked to homologate the approval of the Head of Technical and Property Services in consultation with the Convener of the Communities Committee to accept this offer from a private individual for the former Schoolhouse at Newtyle at a price of £215,000 (TWO HUNDRED AND FIFTEEN THOUSAND POUNDS).