

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 18 NOVEMBER 2014

CARNOUSTIE PAVILION, LINKS PARADE, CARNOUSTIE

REPORT BY HEAD OF TECHNICAL AND PROPERTY SERVICES

ABSTRACT

This report advises the Committee of the future options for the use of the vacant Pavilion at Links Parade, Carnoustie.

1. RECOMMENDATIONS

It is recommended that the Committee approves:

- (i) the Main Pavilion at Links Parade, Carnoustie be declared surplus to Angus Council requirements and marketed for sale or lease.
- (ii) the Head of Technical and Property Services negotiate lease terms and conditions with the Carnoustie Yacht Club for the ground currently occupied by the club.
- (iii) the Community Asset Transfer Group considers the options for community use of the Pavilion building.

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 Pavilion at Links Parade, Carnoustie has been leased to the Carnoustie Yacht and Rugby Club since November 1993, with the Rugby Club being the leaseholder and the Yacht Club being a sub-tenant.

The building has been used as two separate areas to provide the Yacht Club and Rugby Club to operate individually. The attached plan identifies the area utilised by the Yacht Club, shown cross hatched plus the external compound area and the main Pavilion, utilised by the Rugby Club, shown outlined in black.

The Rugby Club have recently found alternative premises to operate from and have vacated the area previously occupied.

4. CURRENT POSITION

Details of the vacant Pavilion building have been circulated to all Directorates with no interest being shown. The Carnoustie Yacht Club has advised that they would like to take a lease of the accommodation they currently utilise.

5. PROPOSALS

The vacation of part of the Pavilion Building by the Rugby Club has resulted in expressions of interest being received.

These included interest from commercial businesses in Carnoustie to either purchase or lease the vacated premises.

In addition a Stage 1 Community Asset Transfer has been received from a local Community Group expressing interest in the building.

It is, therefore, proposed that the main Pavilion building be marketed for sale or lease and that the Community Asset Transfer Group consider applications in accordance with the Council's policy.

It is also proposed that the Head of Technical and Property Services negotiates lease terms and conditions with Carnoustie Yacht Club for the accommodation they currently utilise and that investigations are undertaken to determine what measures would be required to separate the energy supplies to the two parts of the building.

6. FINANCIAL IMPLICATIONS

Angus Council may receive either a rental or capital receipt from the lease or sale or Community Asset Transfer of the main Pavilion and this will be reported as appropriate to Committee. There will also be a rental income from the Carnoustie Yacht Club.

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:

- Plan identifying areas at The Pavilion, Links Parade, Carnoustie.

Plan identifying areas at The Pavilion, Links Parade, Carnoustie

