

**ANGUS COUNCIL**

**POLICY AND RESOURCES COMMITTEE – 30 JANUARY 2018**

**TRAILL PAVILION MONTROSE**

**REPORT BY THE HEAD OF TECHNICAL & PROPERTY SERVICES**

**ABSTRACT**

This report seeks Committee approval to declare the above property surplus and market the property for sale.

**1. RECOMMENDATION**

It is recommended that the Committee agree to declare the above property surplus and market the property for sale, noting the proposed community consultation.

**2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN**

The proposal contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

**ECONOMY**

- An inclusive and sustainable economy
- Attractive employment opportunities

**PLACE**

- Safe, secure, vibrant and sustainable communities
- An enhanced, protected and enjoyed natural and built environment

**3. CURRENT POSITION**

3.1 Traill Pavilion is a single storey Grade C Listed building, located on Traill Drive at Montrose seafront adjacent to the Splash playpark facility. The building was gifted to Montrose and opened in 1913. The building is held on the Montrose Common Good, however the Council is entitled to sell this land freely in terms of the Montrose Water etc Order Confirmation Act 1910.

3.2 The building has previously been let and was most recently used as an ice cream parlour/café, with the proprietor operating the internal public toilets and the externally accessed disabled toilet, until the lease was terminated in 2016, whereby Regulatory and Protective Services managed the disabled toilet during the season Easter to October holidays only.

**4 PROPOSALS**

4.1 The property requires some repairs and modernisation, particularly painting, with a budget estimate of over £30,000 and local Members have considered the use on Montrose Common Good funding and have concluded that the building should be declared surplus and marketed for sale. This option would provide a long term opportunity for investment in the property and remove the ongoing maintenance burden on the Common Good Fund. Committee is asked to declare the property surplus and market for sale.

4.2 Local Members are considering alternative toilet provision as a separate issue.

**5 FINANCIAL IMPLICATIONS**

5.1 The sale of the property will generate a capital receipt and avoid ongoing repair and revenue costs.

- 5.2 The capital receipt is not restricted by the normal Common Good restrictions as highlighted at paragraph 3.1 above. As the previous costs associated with the building have however been funded from Common Good, the capital receipt should be returned to the Montrose Common Good fund.
- 5.3 The valuation of the property will be undertaken if Members agree to market the property and any sale will be reported to Committee as a property transaction report in due course as appropriate.

**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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Appendix 1      Location Plan