

ANGUS COUNCIL

POLICY & RESOURCES COMMITTEE – 28 AUGUST 2018

SURPLUS PROPERTIES

REPORT BY HEAD OF INFRASTRUCTURE

ABSTRACT

The report seeks to declare a number of properties surplus to the requirements of Angus Council and to now take the sites forward for sale, lease or appropriation as appropriate.

1. RECOMMENDATION

1.1 It is recommended that the Committee approves that

- i) the former swimming pool at The Vennel Forfar shown outlined on the plan at **Appendix 1**, is declared surplus to Angus Council's requirements and is marketed for sale;
- ii) the former Leisure Centre at The Inch, Brechin shown outlined on the plan at **Appendix 2** be declared surplus to Angus Council's requirements and marketed for lease to generate an income for the Common Good and General Fund;
- iii) the former school at Padanaram as shown outlined on the plan at **Appendix 3** be declared surplus to Angus Council's requirements and is marketed for sale;
- iv) Playing fields at Seaton Road, Arbroath as shown outlined on the plan at **Appendix 4** be declared surplus to Angus Council's requirements and first be offered for appropriation to Housing for affordable housing and if this is not feasible then the site to be marketed for sale.

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

2.1 The proposal contributes to the following local outcomes contained within the Angus Local Outcomes Improvement Plan 2017-2030 and Locality Plans:

ECONOMY

- An inclusive and sustainable economy
- Attractive employment opportunities
- Angus is a good place to live in, work and visit

3. CURRENT POSITION

3.1 Swimming Pool, Forfar

The former swimming pool at The Vennel, Forfar as shown on the plan at **Appendix 1** is no longer used following the completion of the new Forfar Community Campus in February 2017.

It is proposed that the building and its associated parking is declared surplus and is disposed of by advertising it for sale on the open market.

3.2 Leisure Centre, The Inch, Brechin

The former leisure centre at Brechin as shown on the plan at **Appendix 2**, whilst used as a temporary storage facility for the Council following the opening of the Brechin Community Campus in 2016, is no longer required.

As the centre is built on Common Good ground and is subject to a ground lease it is proposed to offer the property for lease on the open market which will generate an income for the Common Good Fund and the General Fund.

3.3 School, Padanaram

The school closed in 1996, and has since been used by the Council as a store. The adjoining janitor's house was sold in 1991 by the former Tayside Regional Council under the right-to-buy legislation. The burden in the title restricting the use of the property to educational use was removed in 1990. The property is no longer required and it is proposed to offer it for sale on the open market.

3.4 Playing Fields, Seaton Road, Arbroath

The property was previously declared surplus to Educational requirements in 2011 (report No 56/11). Subsequently the site was considered for a potential Community Asset Transfer for the development of a community facility and sports hub (report No 469/14 - exempt). However, this did not proceed due to the applicant's inability to secure sufficient funding to take the project forward and the community group itself folding.

Housing has an interest in the site for affordable housing and will investigate the feasibility of this further. A further report regarding the Appropriation of the site from General Fund to HRA will follow in due course. If however the site proves not to be suitable for Housing it will be advertised for sale on the open market.

3.5 The availability of the properties has been circulated to all directorates with no alternative uses or interest being shown.

6. FINANCIAL IMPLICATIONS

6.1 The sale or appropriation of properties will generate a capital receipt to the General Fund.

6.2 The lease of Brechin Leisure Centre will generate an income for the Common Good and General Funds.

NOTE: The background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to a material extent in preparing the above report are:

- Education Committee 20/01/11 Report No 56/11 – Seaton Park, Arbroath
- Communities Committee 14/2/17 Report 71/17 – 2017/18 Housing Revenue Account Estimates Incorporating Rents, Charges and St. Christopher's Site Rentals

REPORT AUTHOR: Ian Cochrane, Head of Infrastructure

EMAIL DETAILS: CommunitiesBusinessSupport@angus.gov.uk

List of Appendices:

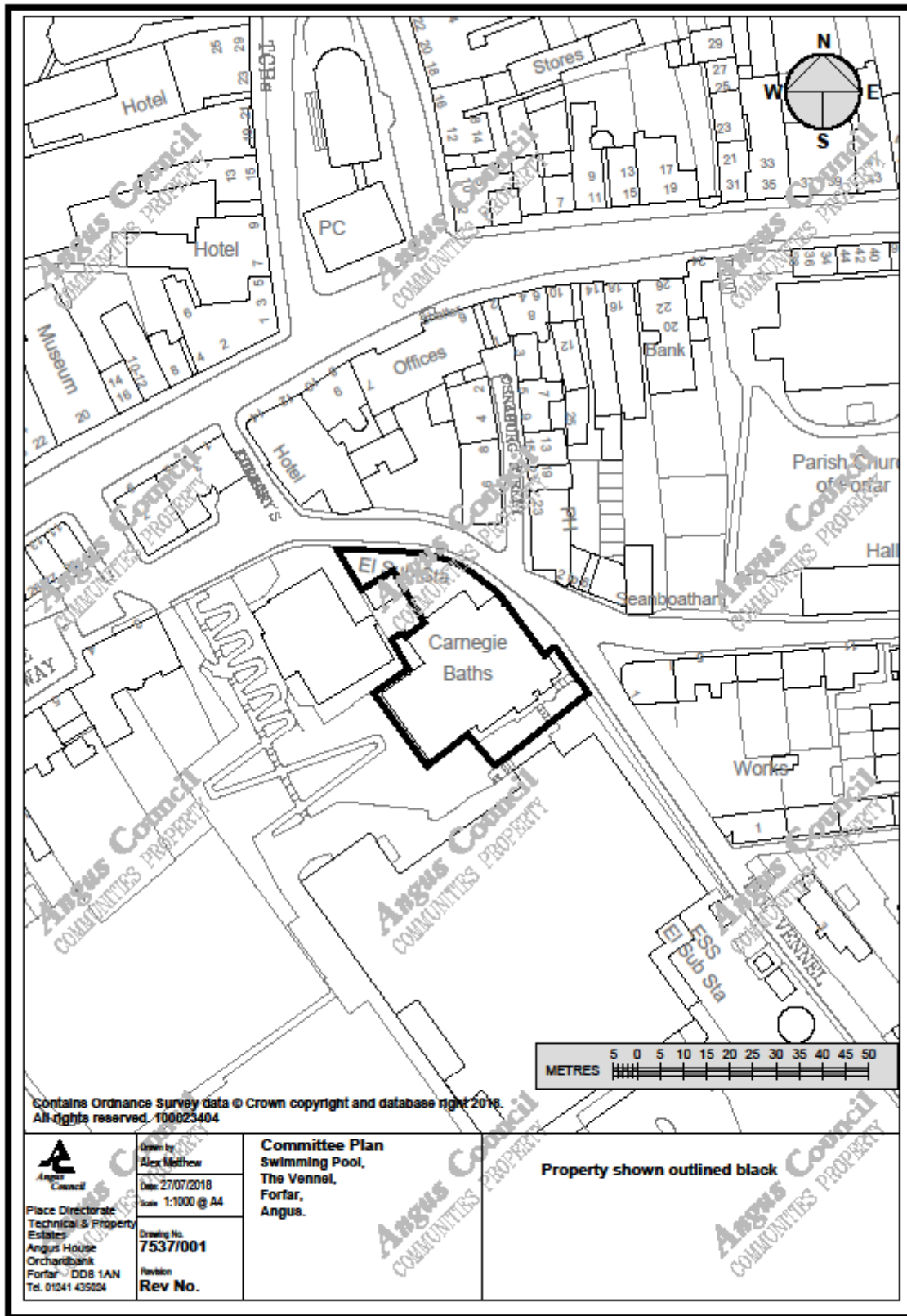
Appendix 1 – Plan of former swimming pool at The Vennel, Forfar

Appendix 2 – Plan of former Leisure Centre, The Inch, Brechin

Appendix 3 – Plan of former school, Padanaram

Appendix 4 – Plan of playing fields, Seaton Road, Arbroath

SWIMMING POOL AT THE VENNEL, FORFAR



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Angus Council
 Place Directorate
 Technical & Property
 Estates
 Angus House
 Orchardbank
 Forfar DD8 1AN
 Tel. 01341 435024

Open by
Alex Mathew
 Date: 27/07/2018
 Scale: 1:1000 @ A4
 Drawing No.
7537/001
 Revision
Rev No.

Committee Plan
Swimming Pool,
The Vennel,
Forfar,
Angus.

Property shown outlined black

