

ANGUS COUNCIL

POLICY AND RESOURCES COMMITTEE – 29 JANUARY 2019

**DISPOSAL OF PROPERTY – SOUTH LINKS HOLIDAY PARK, MONTROSE, TOILET BLOCK
REMOVAL**

REPORT BY THE HEAD OF INFRASTRUCTURE

ABSTRACT

This report seeks Committee approval to dispose of the toilet block at South Links Holiday Park, Montrose which is in a poor condition.

1. RECOMMENDATIONS

1.1 It is recommended that the Committee:

- (i) approves the disposal of the toilet block at South Links Holiday Park, Montrose, as the building is surplus to the council's needs;
- (ii) approves the method of disposal by partial demolition as per Option 2 of the option appraisal.

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

ECONOMY

- An inclusive and sustainable economy
- A skilled and adaptable workforce
- Attractive employment opportunities

PLACE

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. CURRENT POSITION

3.1 The council operates the caravan park at South Links, Montrose. The caravan site includes a redundant toilet block as shown on the plan in **Appendix 1**.

3.2 The redundant toilet block is not in use as a toilet block as there are other facilities on the site; it is in a state of disrepair; contains asbestos which is being managed; and currently fenced off. It houses some of the electrical switch gear for the site within the basement of the building, with the remainder of the building being surplus.

4. PROPOSALS

4.1 An options appraisal for the building has been undertaken and is attached in **Appendix 2** in this report.

4.2 The option of disposal of the building through a property sale; or a lease of the building has not been considered as a viable option due the location of the building within the operational holiday park site and the basement still being required to house the electrical switch gear.

4.3 The recommended option (option 2) is to fully demolish the upper half of building retaining the basement to house the electrical switch gear.

5. FINANCIAL IMPLICATIONS

5.1 The financial implications are set out in the options appraisal. The recommended Option 2 has a cost of £73,000 which would be funded from Business Support property repairs revenue budget in 2018/19

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 Infrastructure

EMAIL DETAILS: CommunitiesBusinessSupport@angus.gov.uk

List of Appendices – Appendix 1 Site Plan
Appendix 2 Option Appraisal