

Introduction

This Appendix sets out the main aspects of the possible use of the whole of the Invertay House site for housing purposes as an alternative to the CAT application from Carnoustie and Monifieth Men’s Shed. The housing option has been assessed using the same model and criteria as that applied to the CAT application.

Location:	Invertay House, 3 Maule Street, Monifieth, DD5 4JG Grid Ref. NO 644 410 UPRN: 117080028 (main Invertay building)
Proposal:	The site at Invertay House has been declared surplus. It is proposed that the site is appropriated to the Housing Revenue Account (HRA) to enable the re-use and refurbishment of the listed buildings and development of 35 high quality affordable houses. This will secure the future of the historic buildings and enhance the fabric of the Monifieth High Street environment.

Community Benefit

We have a LOIP vision to make Angus a great place to live, work and visit. It focuses on 3 things, People, Economy and Place. Housing, and particularly housing led regeneration, plays a pivotal role in each of these, and can help Angus communities to be sustainable for the long term. At the heart of this is our vision for Housing to create places that people are proud to call home.

As a social landlord, our focus is on providing high quality affordable housing that our customers aspire to, but we know that successful regeneration is much more than that. It’s a vehicle for addressing priorities and outcomes in the LOIP, such as minimising child poverty and reducing inequalities. It’s also about drawing together components into a co-ordinated plan so that we can help:

- stimulate a vibrant economy
- bring empty brownfield sites and buildings back into economic and social use
- stimulate physical regeneration in town centres
- stimulate investment and create employment and training opportunities
- increase provision of affordable housing for low income households
- improve the potential of Angus as a tourist destination

Benefits of Proposal

We will work closely with Historic Scotland from the outset to ensure any demolition and new build elements are done in a way that respects the history and architecture of the existing buildings. This will enable:

- Conversion of the former school buildings into 14 affordable Council properties for rent, demolition of various outbuildings and modern extensions to allow 5 new build townhouses
- Development of 16 houses for shared equity in the car park area on the east side
- There would be 7 properties for people with particular needs
- High levels of insulation installed internally on external walls
- Double glazed windows to replace existing single glazed windows
- New energy efficient external entrance and individual flat entrance doors

<ul style="list-style-type: none"> Focus on retaining character and history <p>Community consultation events on plans for the site would be carried out in the early stages and we would keep the community informed with updates via our Housing Blog and Social Media.</p>	
<p><u>Capacity to Deliver</u></p> <p>A similar project was undertaken at Academy Court in Forfar and this delivered a multi award winning transformation of the site that has delivered high quality homes and re-kindled public pride in the town centre.</p>	
<p><u>Funding</u></p> <p>The General Fund would benefit from a £370,000 capital receipt (full market value), as well as revenue savings from releasing maintenance liabilities to the HRA. The project would be started in 2021 and completed in 2023, with a capital investment of £6M including securing £1.78M of external Scottish Government funding.</p> <p>A transformation delivering a host of outcomes can be achieved in Monifieth, but the site needs to be developed in its entirety. The refurbishment of the listed buildings will be expensive, so the overall viability of the site can only be achieved by building a number of new build townhouses at a relatively lower cost per unit, so that the average costs per unit are manageable and close to Scottish Government benchmark prices.</p>	
<p><u>Scoring from Council Assessment</u></p> <p>Community benefit (Score out of 90)</p> <p>75.8</p> <p>Financial Assessment (Score out of 52)</p> <p>42.2</p> <p>(see diagram below)</p>	<p>Proposed price as set Community transfer body;</p> <p>N/A</p> <hr/> <p>What are the rights you are requesting?</p> <p>N/A</p>

The diagram below shows the outcome from the best value assessment based on the community benefit and financial assessment scores. This shows a score in the green area meaning the proposal is likely to represent best value.

