

ANGUS COUNCIL

MINUTE of the SPECIAL MEETING of the **POLICY AND RESOURCES COMMITTEE** held in the Town and County Hall, Forfar on Thursday 4 April 2019 at 3.00 pm.

Present: Councillors DAVID FAIRWEATHER, ANGUS MACMILLAN DOUGLAS OBE, DAVID CHEAPE, COLIN BROWN, LYNNE DEVINE, BILL DUFF, KENNY BRAES, ALEX KING, TOMMY STEWART, IAN MCLAREN, BOB MYLES, MARK SALMOND, RON STURROCK, DEREK WANN and BETH WHITESIDE.

Councillor FAIRWEATHER, Convener, in the Chair

1. APOLOGIES/SUBSTITUTES

Apologies for absence were intimated on behalf of Councillors Brian Boyd, Braden Davy, Sheila Hands and Ben Lawrie with Councillors David Cheape, Colin Brown, Kenny Braes and Tommy Stewart substituting respectively.

2. DECLARATIONS OF INTEREST

Councillor Whiteside declared an interest in item 3 as she was a local member known to the Group and had issued a public letter of support for the Community Asset Transfer application. She indicated that she would not participate in any discussion and voting and would leave the meeting during consideration of this matter.

Thereafter, Councillor Whiteside left the meeting.

3. COMMUNITY ASSET TRANSFER APPLICATION DECISION – CARNOUSTIE AND MONIFIETH MEN'S SHED – THE MACHINE ROOM, INVERTAY HOUSE, 3 MAULE STREET, MONIFIETH

There was submitted Report No 101/19 by the Director of Finance, seeking the Committee's views on a Community Asset Transfer (CAT) application recently submitted regarding a Council asset.

The Report indicated that the application was for part of a vacant property at the site of Invertay House, Monifieth which was surplus to the operational requirements of the Council's General Fund. The Carnoustie and Monifieth Men's Shed wished to take a lease for fifteen years of the asset to provide a men's shed which provided recreational facilities and to advance the social needs, health and wellbeing of men living in Carnoustie and Monifieth.

The CAT Officer Group's assessment was that the proposal was not strong enough to merit a recommendation to approve. To assist members in making their decision, the CAT application the option of using the entire site for Council Housing had been assessed using the CAT assessment criteria model. A summary of the housing plan option was attached as Appendix 2 to the Report. Under this option, the Council's General Fund would benefit from a £370,000 capital receipt (full market value for the site), as well as revenue savings from releasing maintenance liabilities to the Housing Revenue Account.

Having heard a number of members express their support for the work of Men's Shed and of the importance of ensuring that Communities staff work closely with Carnoustie and Monifieth Men's Shed to seek to identify alternative accommodation, the Committee agreed:-

- (i) to note the background to Community Asset Transfer and the Council's policy and method of assessing applications, as set out in Report No 105/18;
- (ii) to note the summary information of the CAT application contained in Appendix 1 to the Report;
- (iii) to note the summary information on a possible alternative use of the whole Invertay House site for housing purposes, detailed in Appendix 2 to the Report;

- (iv) to note the outcome from the assessment process and the views of the Community Asset Transfer Officer Group regarding the CAT application and the potential alternative use for housing as outlined in Sections 5 and 6 respectively of the Report;
- (v) to note the other factors relevant to the CAT application including the financial implications and risks outlined in the Report;
- (vi) to note that the Committee's decision regarding the CAT application would have implications for the sale or re-use of the remainder of the site which would be subject to a separate report in due course;
- (vii) to reject the CAT application as best value would be served by transferring the site to the Council's Housing Revenue Account for delivery of thirty five affordable houses, subject to a further Report; and
- (viii) to note that the applicant could apply for a review of that decision to the Council's CAT Decision Review Committee using the procedure outlined in Report No 265/18 and ultimately appeal to Scottish Ministers.