

ANGUS COUNCIL

POLICY & RESOURCES COMMITTEE – 27 AUGUST 2019

SURPLUS PROPERTIES

REPORT BY DIRECTOR OF INFRASTRUCTURE

ABSTRACT

The report seeks to declare two properties surplus to the requirements of Angus Council and to now take the sites forward for sale on terms to be approved by the Director of Infrastructure.

1. RECOMMENDATION

It is recommended that the Committee:

- i) approves the redundant toilets and adjacent land shown outlined on the plan at **Appendix 1** at Dall's Lane, Brechin be declared surplus to Angus Council and be sold.
- ii) approves part of the housing garage site at Cairnie Loan, Arbroath shown outlined on the plan at **Appendix 2** is declared surplus to Angus Council's requirements and is 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 Toilets & Adjacent Land, Dall's Lane, Brechin

The redundant toilets at Dall's Lane were initially declared surplus to requirements by Communities Committee of 6 June 2017 – Report No 171/17. However, only the footprint of the building was included in the Committee Plan at that time and the surrounding land was inadvertently omitted. This omission now needs to be rectified and the whole site declared surplus to requirements.

The whole site has been marketed for sale <https://www.novaloca.com/commercial-property/for-sale/brechin/dalls-lane/172056> and following a closing date a successful purchaser has been identified.

3.2 Part of Housing Garage Site, Cairnie Loan, Arbroath

The housing garage site at Cairnie Loan is held on the Housing Revenue Account (HRA) and is partly vacant and in poor condition. The site has potential for redevelopment which would enhance the area. It is proposed to declare the site surplus to requirements and to market it for sale.

This site is one where tenants pay an annual ground rent for a plot on which to erect and maintain their own timber garage. Part of the site (shown at Appendix 2) has potential for commercial redevelopment and could contribute to the local economy, and could also

enhance the area. However, should no suitable offer be received that represents good value, the property would be withdrawn from the market and retained by the HRA for alternative use.

All of the 11 garage site tenants currently leasing individual plots on the part affected will be offered alternative locations on the part of the site to be retained, which has sufficient capacity to accommodate them. A report on the site will also be presented to Communities Committee at the September meeting in respect to the HRA interest.

4. FINANCIAL IMPLICATIONS

The disposal of the properties will generate capital receipts to the General Fund and to the HRA Account respectively.

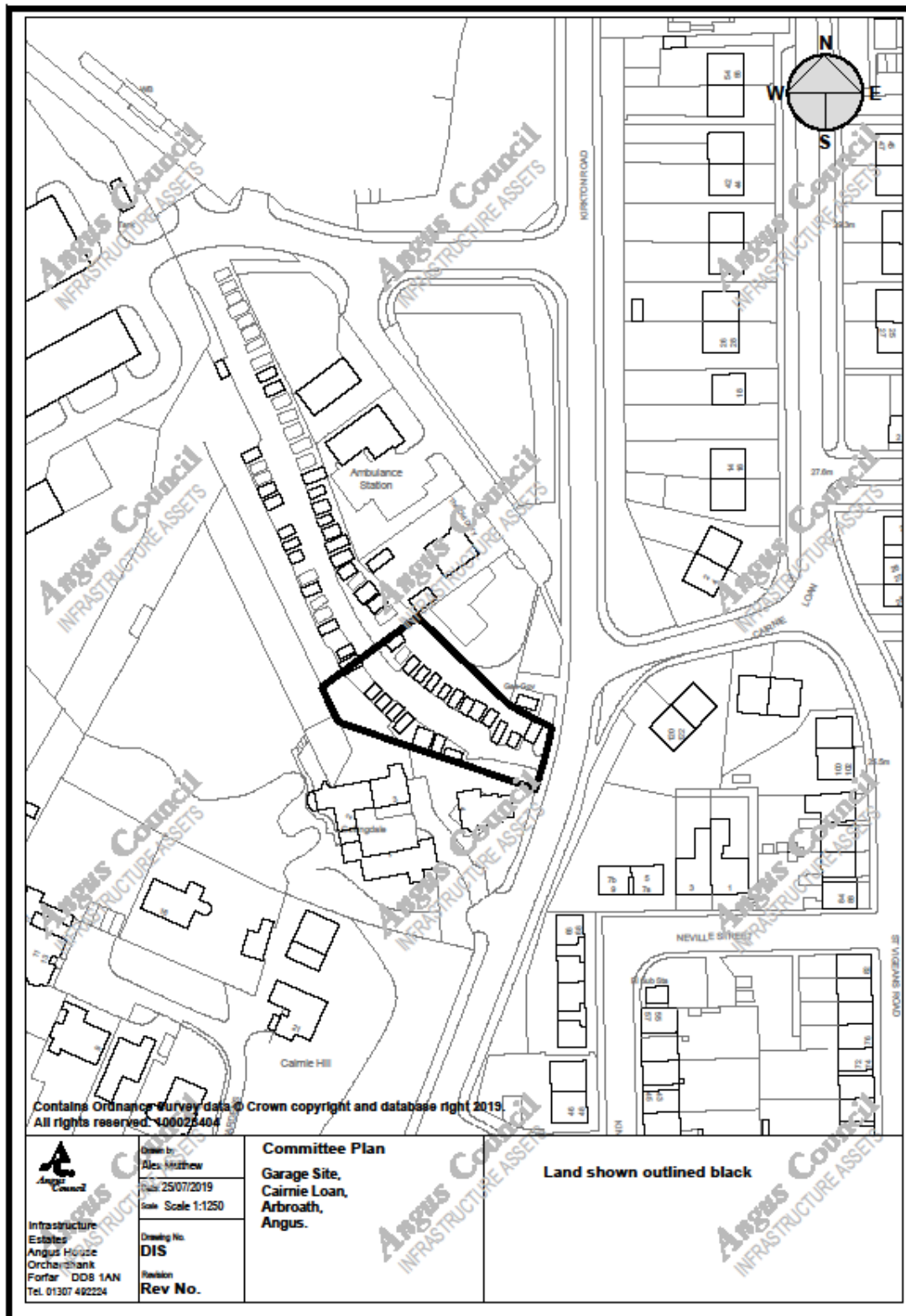
NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

Report No 171/17 Surplus Property – Former Public Convenience, Dall's Lane, Brechin
Communities Committee - 6 June 2017

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List of Appendices:

Appendix 1 – Toilets and adjacent land, Dall's Lane, Brechin
Appendix 2 – Part of Garage Site, Cairnie Loan, Arbroath



NB: Plan for illustrative purposes only. Final boundary will be dependent on Titles.