

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 24 SEPTEMBER 2019

SURPLUS PROPERTIES

REPORT BY DIRECTOR OF INFRASTRUCTURE

ABSTRACT

The report seeks confirm declaring part of a Housing Garage Site at Cairnie Loan, Arbroath surplus to the requirements of Angus Council and to now take the site forward for sale on terms to be approved by the Director of Infrastructure.

1. RECOMMENDATION

It is recommended that the Committee:

- i) approves part of the housing garage site at Cairnie Loan, Arbroath shown outlined on the plan at **Appendix 1** is declared surplus to Angus Council's requirements and is marketed for sale on terms to be approved by the Director of Infrastructure..

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 Report 279/19 to the Policy & Resources Committee on 27 August 2019 declared the part of Housing Garage Site, Cairnie Loan, Arbroath surplus and this report is before the Communities Committee to note the Housing Revenue account interest.
- 3.2 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.
- 3.3 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 However, should no suitable offer be received that represents good value, the property would be withdrawn from the market and retained by the HRA for alternative use.
- 3.4 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.
- 3.5 Under Financial Regulation 17.1.3 other directorates have been consulted in respect of alternative use with no interest shown.

3.6 Subject to Committee's agreement to market the property, the appropriate title searches will be undertaken ahead of marketing.

4. FINANCIAL IMPLICATIONS

4.1 The disposal of the properties will generate a capital receipt to the HRA Account.

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:

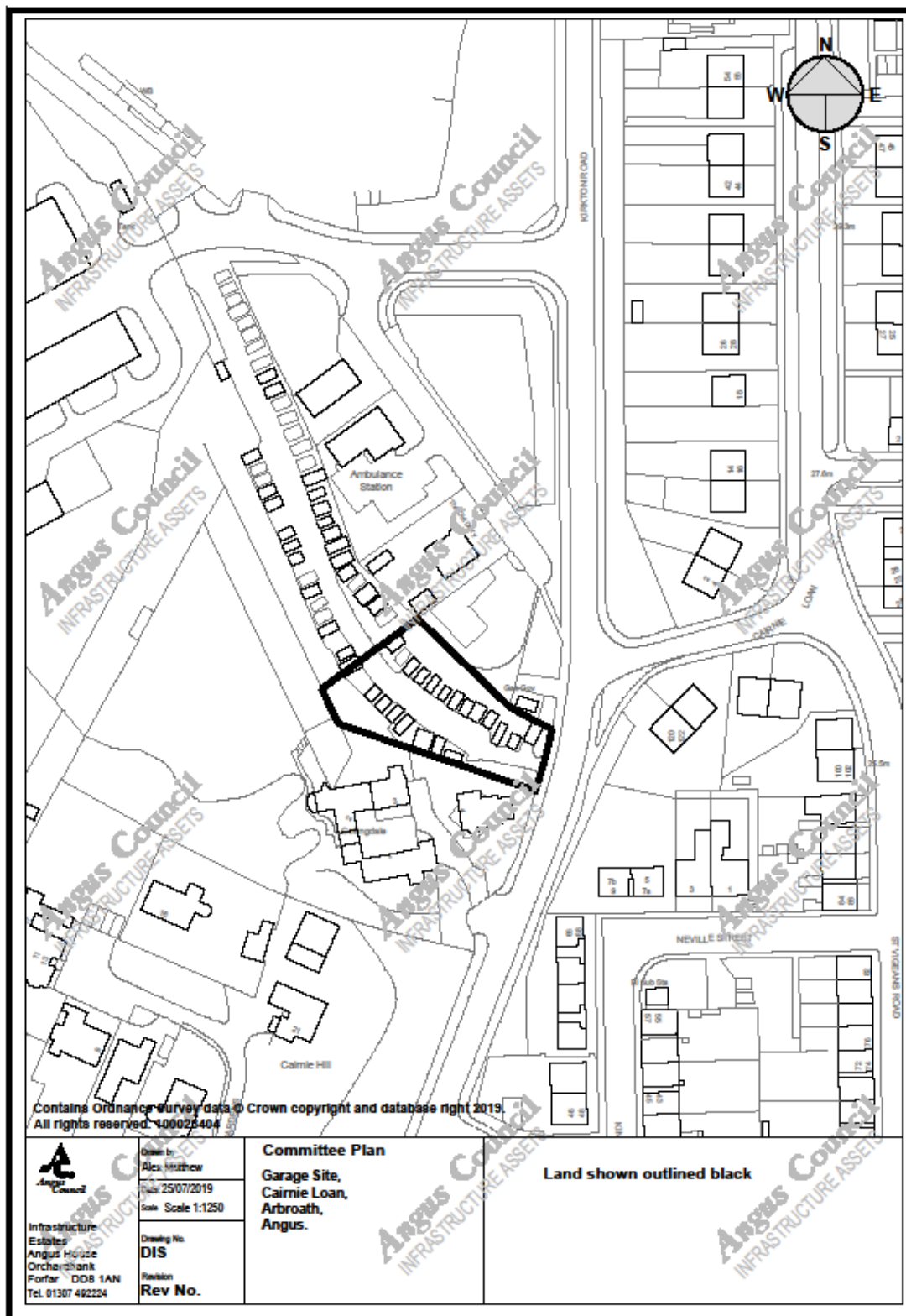
- Report 279/19 - Surplus Properties - Policy & Resources Committee - 27 August 2019

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List of Appendices:

Appendix 1 – Part of Garage Site, Cairnie Loan, Arbroath



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