

**ANGUS COUNCIL**

**POLICY & RESOURCES COMMITTEE – 8 OCTOBER 2019**

**SURPLUS PROPERTY – ST MARGARET’S HOUSE**

**REPORT BY DIRECTOR OF INFRASTRUCTURE**

**ABSTRACT**

The report seeks to declare St Margaret’s House and associated car parking surplus to the requirements of Angus Council and to make it available for both let and sale on terms to be approved by the Director of Infrastructure.

**1. RECOMMENDATION**

It is recommended that the Committee:

- i) Approves St Margaret’s House and associated car parking to be declared surplus to Angus Council marketed for sale as well as the current marketing for let.

**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 Reference is made to Reports 480/15 and 481/15, approved by Angus Council at its meeting on 10 December 2015. These reports set out the proposals and outline business case in relation to the Council’s agile working and estates review programme.

3.2 Report 480/15 identified including St Margaret’s House as being surplus to Council needs for agile working.

3.3 Subsequently, Angus Council at its meeting on 9 February 2017 approved Report 46/17 which recommended that St. Margaret’s House and William Wallace House were both removed from the register of properties surplus to the Council’s operational requirements, and all options explored to provide opportunity for new income generation.

3.4 William Wallace House has now been successfully let to other partner agencies.

3.5 St Margaret’s House was fully vacated earlier this year and has been actively marketed To Let by our retained agents Shepherds:  
<https://www.shepherd.co.uk/commercial/property/details/4304>

3.6 Each month the property remains vacant, costs in excess of £4,000 are incurred in business rates alone.

3.7 Interest in the building in part and as a whole, has been generated both from partner agencies and the private sector. Some potential occupiers have expressed a preference to purchase the property rather than let it.

- 3.8 In order to allow marketing flexibility and to ensure the best outcome for the Council it is recommended that St Margaret's House be declared surplus to requirements and to be marketed for Sale as well as Rent.
- 3.9 Subject to the value of any lease or sale a further report will be presented to Committee as appropriate

#### **4. FINANCIAL IMPLICATIONS**

The sale of the property will generate a capital receipt to the General Fund Capital Programme and if let will generate new revenue income for the Council's Revenue Budget.

**NOTE:** The 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 are:-

- Angus Council 10/12/15 Report No 480/15 – Transforming Angus: Agile and Estates Review
- Angus Council 09/02/17 Report No 46/17 – Transforming Angus: Agile and Estates Review

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