

ANGUS COUNCIL

POLICY & RESOURCES – 28 JANUARY 2020

PROPERTY TRANSACTION– ST MARGARET’S HOUSE, FORFAR

REPORT BY DIRECTOR OF INFRASTRUCTURE

ABSTRACT

The report seeks approval of the property transaction in relation to the former council offices at St Margaret’s House, Forfar.

1. RECOMMENDATION

It is recommended that the Committee:

- (i) approves the property transaction as detailed at **Appendix 2** and
- (ii) in accordance with Financial Regulations 17.2.3 delegate to the Director of Infrastructure to complete the transaction.

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. BACKGROUND

3.1 St Margaret’s House, Orchardbank, Forfar was vacated in mid-2018 as part of the council’s Agile/Estates Review. A plan of the site is included in **Appendix 1**. The area of site being leased on the plan includes approximately 72 parking spaces.

3.2 The property was put on the market for let in April 2019 and the offer detailed in **Appendix 2** is to be considered.

3.3 The running cost for the building including business rates, servicing and standing charges is currently in excess of £50,000 per annum.

3.4 Section 17.1 of the Council’s financial regulations requires the Director of Infrastructure to submit a report for consideration where the value of a property transaction exceeds delegated authority.

4. FINANCIAL IMPLICATIONS

4.1 The lease of the property will generate a significant increase in revenue for Angus Council.

4.2 The lease of the property will result in revenue savings in the order of £50,000 per annum.

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
- Policy & Resources 08/10/19 Report No 338/19 – Surplus Properties – St Margaret’s House

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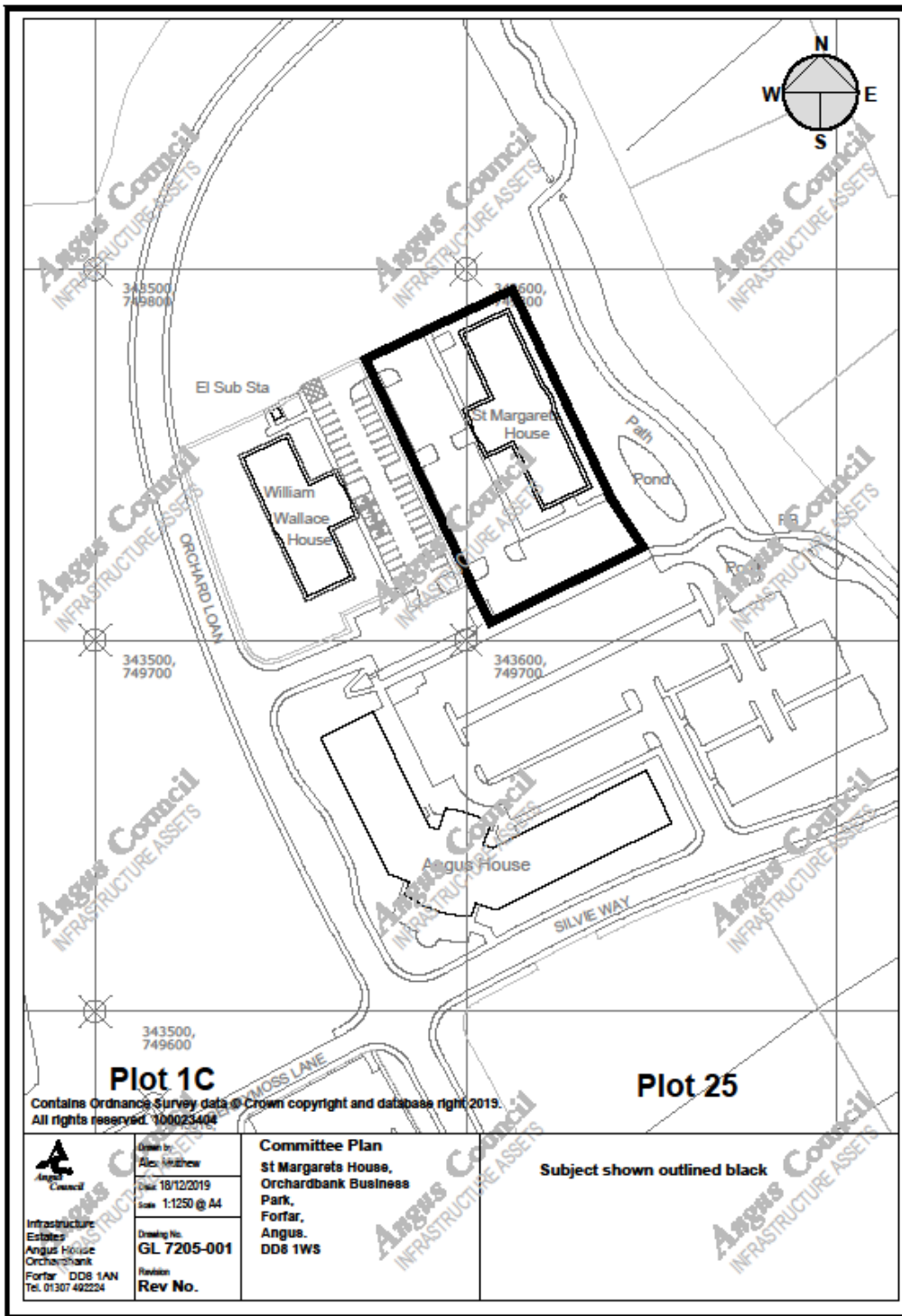
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List of Appendices:

Appendix 1 – Plan

Appendix 2 – Proposed Lease Terms

Plan – St Margaret’s House, Forfar



NB: plan for guidance only final boundary may differ