

Community Asset Transfer		
Name of Department/Organisation	Angus Council – Economic Development	
Asset Address :	Units 14, 16 & 17 Dens Road, Arbroath	
Existing / Current Use of Asset	Commercial lets for small businesses and other groups but with a likely intention to vacate or re-develop the whole site	
<p><u>Project Summary</u></p> <p>Arbroath Business Centre is one standalone large building split into 20 plus individual units with car parking. In the main it is offices but with some workshops. The occupied units are commercially let to the wider business community under Ec Dev’s commitment to support start up and small businesses.</p> <p>The building is nearing the end of its economic life and as such requires substantial maintenance with some of the space currently being uninhabitable due to its physical condition. To date the quotes to bring the whole property back into a habitable condition do not merit the money involved. There are only 6 tenants remaining and despite aggressive marketing no new tenants have been attracted to the facility in the last two years. The ongoing non-domestic rating liability is substantial and we are considering our options (consultants engaged) on the properties long term future use and ownership.</p> <p>For the reasons above any new tenants have been given short term leases (one years) so their occupation doesn’t impact on Angus Council’s long term options and flexibility</p>		
<p><u>Community Benefit</u></p> <p>Community benefit from the current use is mainly in the form of facilities from which to operate a business and provide employment with all the benefits that brings to an area.</p>		
<p><u>Benefits of Proposal</u></p> <p>Economic Development is always keen to secure income by way of leases, however, would be reluctant to sell part or provide a long term lease given the wider maintenance issues here, physical condition and overall rating liability.</p> <p>Keen to support any community group by way of a commercial short term lease on terms to be agreed for a period of 12 months.</p> <p>Maintaining the existing use in comparison to the CAT application has the benefit of allowing the Council to vacate or re-develop the site potentially accessing significant external funding to do so. The potential to develop the whole site is the key aspect here and that would not be possible if part of the existing site was let on a long term basis.</p>		

Capacity to Deliver

N/a.

Financial Details

The Men's Shed currently occupy units 14, 16 and 17 and have done so from 19 November 2018. Their current lease is from 19 November 2019 until 19 November 2020 at a rent of £8,600 per annum (inclusive of a 30% discount).

Their occupation negates Angus Councils rating liability on this property. Rates values for units 14, 16 and 17 are £6,900.

Scoring from Council Assessment

Community benefit

(Score out of 90) : 58.6

Financial Assessment

(Score out of 52) : 30.0

The diagram below shows the outcome from the best value assessment based on the community benefit and financial assessment scores. This shows a score in the green area meaning the proposal is likely to represent best value.

GRAPH INSERTED