

Appraisal under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 of the proposed below market rent

Under the Disposal of Land by Local Authorities (Scotland) Regulations 2010, as the proposed rent is below market value, an appraisal and comparison has been carried out of the costs and other disbenefits and benefits of the proposal. The council is satisfied that the lease for that rent is reasonable and the lease is likely to contribute to the promotion or improvement of health and social well-being. The appraisal took account of the following:

1. The plan and description in the CAT application of the site and buildings, its physical characteristics, location and surroundings.
2. The current use of the asset.
3. The best consideration (rent) that can reasonably be obtained for the asset, as assessed by Pam Singer, Estates Surveyor, RICS Registered Valuer, on 18 May 2020.
4. Details of the key terms of the proposal, the Council's standard CAT lease conditions and the conditions agreed by the Special Arrangements Committee on 23 June 2020.
5. Details about the community group, its aims and objectives, governance structure, funding and its charitable status.
6. An outline of what the community group intends to do with the asset and whether there has been involvement of local people/service users.
7. The lease is conditional on the community group securing funding for replacing the Astroturf surface, fencing and, if required, the provision of an access route and the provision of a community building.
8. The options appraisal and cost benefit analysis for the CAT sale application carried out by the CATG, referred to in report 151/20 and the alternative use for the asset set out in that report.
9. Details of how the lease at less than best consideration (rent) that can reasonably be obtained, will contribute to one or more of the purposes set out in Regulation 4(2) of the Regulations.
10. An indication of the local demand for the services provided by the community group and that no objections were received following the public consultation on the CAT application.
11. Confirmation the proposed lease complies with the European Commission's State aid rules.