

ANGUS COUNCIL

ANGUS COUNCIL – 18 March 2021

ECONOMIC DEVELOPMENT LAND AND PROPERTY STRATEGY 2021-2030

REPORT BY VIVIEN SMITH, DIRECTOR OF STRATEGIC POLICY, TRANSFORMATION AND PUBLIC SECTOR REFORM

ABSTRACT

This report relates to the proposed strategy 2021 to 2030 for the Economic Development Land and Property portfolio and seeks approval for officers to progress recommendations in the Action Plan.

1. RECOMMENDATION

It is recommended that Angus Council :-

- (i) approve the attached Economic Development Land and Property Strategy and authorise officers to progress the recommendations in the Action Plan and bring back reports to committee in due course for those recommendations requiring a decision.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/COUNCIL PLAN

This report contributes to the following outcome(s) contained within the Angus Community Plan:

- supporting an inclusive and sustainable economy
- providing attractive employment opportunities
- providing more opportunities for people to achieve success
- supporting a skilled and adaptable workforce

The Economic Development Land & Property Strategy 2021 – 2031 focuses on the Angus Council priority of ensuring that “Angus is a Go to Place to do business”.

3. BACKGROUND

When Angus Council came into being in 1996, it inherited a portfolio of commercial properties and land from Tayside Regional Council and Angus District Council. In the intervening period Angus Council has added to this, with the most recent activity being the creation of Brechin Business Park in 1998, Forties Road Industrial Estate, Montrose in 2003 and Orchardbank Business Park, Forfar in 2008. The portfolio currently comprises 96 properties, 108 leases, development plots at Orchardbank, Brechin Business Park and Forties Road in Montrose.

4. CURRENT POSITION

There has never been a formal review of the economic development land and property portfolio and there has been no investment in new employment land since 2008 but we are now running short of options to satisfy business needs.

We now present information and evidence on the current position of the portfolio to make decisions to ensure the long-term viability of the portfolio, financial sustainability and to maintain its important position in creating jobs and business growth in Angus.

The attached strategy (appendix 1) reviews Angus Council's economic development land and property portfolio, the wider commercial property market and the economic climate in which it operates.

It makes recommendations to be implemented over the next 10 years, subject to committee approval, with the aim of ensuring that Angus maintains its positive economic position and benefits from existing and emerging growth sectors. Furthermore, that the portfolio maintains its position as an important income and job generator, safeguarding its valuable role in sustaining jobs and wider business activity in Angus. It also makes recommendations for disposal of premises that are no longer cost effective to retain.

Reports relating to each of the recommendations will be presented to committee as and when required for a decision.

5. EQUALITY IMPACT ASSESSMENTS

Equality Impact assessment and Fairer Scotland assessments may be required for individual elements of this overall broad strategy. When the detail of these individual elements has been worked up in full and the implications understood committee approval will be sought including the relevant assessments.

6. STRATEGIC ENVIRONMENTAL ASSESSMENTS

The Environmental Assessment (Scotland) Act 2005 applies to the proposed Economic Development Land and Property Strategy 2021-30. The process requires consideration of whether this is likely to have an environmental effect. If it does have a significant environmental effect it will require prior consultation with the Scottish Government "SEA gateway" (SEPA, SNH and Historic Environment Scotland).

When the detail of the relevant individual elements of this strategy are worked up, we will seek both committee approval and authority to prepare the pre-screening reports and engage with SEA gateway.

7. FINANCIAL IMPLICATIONS

There are no immediate or additional financial implications arising for the Council from approval of the Strategy as all proposals and actions with additional financial implications will be the subject of further reports for approval. Delivery of the Strategy will also feature as part of the considerations through the Council's budget setting process in future years. The broad potential financial implications are outlined on the attached Action Plan (appendix 2). It should be noted that further due diligence is required, and this will be undertaken as part of preparing future reports for a decision.

8. CONSULTATION

The Corporate Leadership Team, Director of Infrastructure and Director of Legal and Democratic Services have been consulted in the preparation of this report.

NOTE: No 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.

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List of Appendices to report:

Appendix 1- Land and Property Strategy 2021-30
Appendix 2 - Action Plan
Appendix 3 - Ryden's Angus Land and Property Market Analysis

Accessibility: - Map on Appendix 1 Section 1.0

Map showing the east of Scotland with the Angus Council area boundary marked and coloured blue.