

ANGUS COUNCIL

MINUTE of Special MEETING of the **POLICY AND RESOURCES COMMITTEE** held remotely on Thursday 28 January 2021 at 3.00 pm.

Present: Councillors DAVID FAIRWEATHER, ANGUS MACMILLAN DOUGLAS OBE, BRIAN BOYD, BRADEN DAVY, LYNNE DEVINE, BILL DUFF, SHEILA HANDS, ALEX KING, BEN LAWRIE, IAN MCLAREN, BOB MYLES, MARK SALMOND, LOIS SPEED, DEREK WANN and BETH WHITESIDE.

Councillor FAIRWEATHER, Convener, in the Chair.

The Convener intimated that a Deputation request had been received from Fergus Storrier (Showcase the Street Applicant) and Warren McIntyre, Zero Waste Scotland in connection with Item 3.

The Committee agreed to hear the deputation.

1. APOLOGIES/SUBSTITUTES

An apology for absence was intimated on behalf of Councillor Ron Sturrock with Councillor Lois Speed substituting.

2. DECLARATIONS OF INTEREST

There were no declarations of interest intimated.

3. COMMUNITY ASSET TRANSFER APPLICATION – SHOWCASE THE STREET, SEATON PARK, SEATON ROAD, ARBROATH

There was submitted Report No 24/21 by the Director of Legal and Democratic Services seeking the Committee's decision on a Community Asset Transfer (CAT) application recently submitted regarding a Council asset, namely Seaton Park, Seaton Road, Arbroath.

The Report indicated that Showcase the Street had applied for a Community Asset Transfer for Seaton Park, Seaton Road, Arbroath. The group wished to lease this asset for a period of 99 years at a rent of £500 per annum. The group's application had been confirmed as valid in line with the legislation on 4 August 2020. The application has been subject to public notices and had been assessed in line with the legislation and national guidance and the Council's assessment process.

A summary of the application and details of the applicant's proposals for the asset they were seeking to take on through CAT was attached as **Appendix 1** to the Report. In broad terms the group proposed to develop a Virtual Reality and Technology Centre inside a new community facility with a 3G playing surface made from recycled materials.

Having heard from the Director of Legal and Democratic Services highlight a number of aspects of the Report, the Committee then heard from Fergus Storrier (Showcase the Street) and Warren McIntyre, Zero Waste Scotland.

The Committee agreed: -

- a. to note the background to Community Asset Transfer (CAT) and the Council's policy and method of assessing applications as set out in Report 105/18;
- b. to note the summary information on the CAT application in relation to Seaton Park, Seaton Road, Arbroath contained in Appendix 1, as provided by the applicant;
- c. to note the other factors relevant to this CAT application including the financial

implications and risks outlined in this report.

d. to note the outcome from the assessment process and the recommendation and views of the Community Asset Transfer Group regarding this application as outlined in Sections 5.4 and 5.5 of this report.

e. (i) that if the application was approved this would be conditional on the applicant securing the full funding package required and commissioning the works.

(ii) to approve the application, on the proposed community asset transfer lease conditions and the standard CAT lease conditions set out in Appendix 4 to this Report and (as set out in Report 105/18 and approved by Angus Council on 22 March 2018) for the following reasons:

- The project would help achieve the outcomes described in the Angus Community Plan in an area of high child poverty and multiple socio-economic challenges.
- It would make a significant contribution towards improving the economic, social and physical well-being of householders in the area
- It would be a unique additional resource in the area, bringing a wide range of community uses and benefits, and would be an asset to the town more broadly.

f. That formal legal agreements were required before the transfer formally took place and that terms and conditions in line with the Council's agreed CAT policy per Report 105/18 would apply: namely, the tenants will be liable for all repairs and insurance, cannot transfer the lease or sub-let and must

(i) use the property as agreed,

(ii) allow public use for a reasonable charge (if any),

(iii) and pay the Council's legal fees;