

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 6 JUNE 2017

EXTENSION OF LICENCE TO OCCUPY 5/9 BANK STREET, KIRRIEMUIR

REPORT BY THE HEAD OF TECHNICAL AND PROPERTY SERVICES

ABSTRACT

This report seeks approval for extending the Licence to Occupy agreement with Kirriemuir and Dean Area Partnership.

1. RECOMMENDATION

1.1 It is recommended that the Committee:

- (i) approve the extension of the Licence to Occupy the ground floor premises at 5 Bank Street, Kirriemuir with the Kirriemuir and Dean Area Partnership with approval from the current Head Landlord, under the current terms and conditions until the expiry of the Council's lease of the property on 22 July 2020.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN AND SINGLE OUTCOME AGREEMENT

2.1 This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Individuals are involved in their communities.
- We have improved the health and wellbeing of our people and inequalities are reduced.
- Individuals are supported in their own communities with good quality services.

3. BACKGROUND/CURRENT POSITION

3.1 The office at 5 Bank Street, Kirriemuir is leased by the Council from the East End Computing & Business College Limited until 22 July 2020. The property was originally used as the Kirriemuir Access Office, however as part of the office rationalisation programme the access office was moved to the Kirriemuir Police Station. A request was subsequently received from the Kirriemuir and Dean Area Partnership to be allowed to use the building as an information hub office.

3.2 Kirriemuir and Dean Area Partnership were registered as a charity (a Scottish Charitable Incorporated Association) on the 12 June 2015. They provide advancement of citizenship and community development including promoting and assisting voluntary organisations, charities and other civic bodies. The Partnership also advances the regeneration of the Kirriemuir and Dean area by the maintenance and improvement of the physical, social and economic infrastructure and by assisting people who are at a disadvantage because of their social and economic circumstances.

3.3 As part of their remit the Partnership implemented the Dementia Friendly Kirriemuir initiative. Angus Council supported this programme by providing a lease of the ground at Rosefield Gardens, Kirriemuir to provide a dementia friendly garden at a nominal rental figure. The former Kirriemuir Access Office at Bank Street was also made available to the group under the licence to occupy on a rent free basis with Angus Council continuing to be responsible for repair and maintenance of the ground floor premises.

3.4 The premises are run as the 'Kirrie Connections' community hub with the Licence to Occupy being granted to the Kirriemuir and Dean Area Partnership, commencing on the 3 August 2015 and is due to expire on the 2 August 2018. Report 217/15 approved by the Communities Committee on the 26 May 2015 provides detailed information on the property

arrangements entered into between the Council and the Kirriemuir and Dean Area Partnership.

4. PROPOSAL

- 4.1 A request has been made by the Kirriemuir and Dean Area Partnership to extend this arrangement under the current conditions until the Council lease with East End Computing & Business College expires on the 22 July 2020.
- 4.2 The 'Kirrie Connections' community hub at Bank Street and the dementia garden have been very successful in providing a dementia friendly community environment and have received recognition from The Royal Town Planning Institute. The information hub is used for collaboration with groups such as Alzheimer Scotland and Angus Carers Centre, including drop-in sessions and training sessions for carers.
- 4.3 On the basis that this initiative will continue to provide support through the community for people who are living with dementia it is recommended that this arrangement should continue to be supported by the Council and Committee are asked to agree to the extension.

5. FINANCIAL IMPLICATIONS

- 5.1 The Council is currently leasing the property from the East End Computing & Business College in the rental amount of £24,000 per annum. As part of the licence to occupy the Council will continue to pay and be responsible for any repairs and maintenance to the property. There will be ongoing repair/maintenance costs; these amounted to approximately £15,000 in 16/17, although this did include additional works to resolve damp issues.
- 5.2 The Partnership will continue to pay all rates, taxes, assessments and other charges which may be levied in respect of the occupied subjects and pay all charges for electricity, gas and other services consumed or used. If the property had remained empty an element of these charges would have had to be met by the Council, although there may have been an opportunity to terminate the lease early.
- 5.3 The lease and repair/maintenance costs will continue to be met by the Council as an ongoing 'in-kind' contribution to the initiative in accordance with Committee Report 217/15.

NOTE: The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Communities Committee 26 May 2015 – Report No 217/15 Dementia Friendly Kirriemuir

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