

Appendix 2 – Appraisal Criteria

1. A location plan is contained at Appendix 1.
2. The site is owned by Angus Council with no restrictions to its future use.
3. The Open market value of the property has been assessed at £200,000 by the Team Leader Estates, an RICS Registered Valuer.
4. There are to be no restrictions placed on the Housing Revenue Account in respect of the development of the site.
5. 14 council houses for rent will be built on the site and remain on the HRA in perpetuity.
6. A discounted Cash Flow exercise has been carried out to determine the value of the site for affordable housing. The resultant land value for the proposed development is zero. Adopting the new methodology, per Report 319/18, will result in a value for appropriation of Nil.
7. The disposal of this site had been included in Report no. 212/16 – Surplus Property – Dundee Street/Links Avenue, Carnoustie. Inclusion for the site in the Strategic Housing Investment Plan was approved at Report no 01/21
8. In terms of Regulation 4(1) and (2) of the Disposal of Land by Local Authorities (Scotland) Regulations 2010, which deal with disposals of land for a consideration less than the best that can reasonably be obtained, the appropriation to the HRA (rather than sale on the open market) is justified because:
 - i. The site has already been marketed for sale previously and no suitable buyer has been identified.
 - ii. The Council's Strategic Housing Investment Plan projects that over 500 units could be delivered over the lifetime of the Plan to alleviate the shortage of affordable housing across Angus. A crucial element in helping to deliver this target is having access to land in the appropriate location, where development costs are affordable and achievable. The Council will work with partners to ensure good quality affordable housing is delivered on such sites.
 - iii. The proposals promote economic activity, economic development, social-wellbeing and environmental well-being within the locality and helps sustain the community by providing increased affordable housing
 - iv. It promotes regeneration by bringing into use an area of land which has sat dormant since the primary school was demolished.
 - v. The Council is satisfied that the transfer from the General Fund to the HRA for a consideration which is less than the best that can reasonably be obtained is reasonable in the circumstances.
9. The proposal is to build 14 new council houses which would be available to applicants to Angus Common Housing Register.

Current statistics from the Common Housing Register demonstrate a high demand in this area to accommodate this size of social housing development.