

INGLIS COURT, EDZELL – OPTIONS.

AMENDMENT TO REPORT 287/21, AGREED AT ANGUS COUNCIL 9/09/21

1. Approve recommendations i - iv in the Report No 287/21, Inglis Court Edzell.
2. Take no further action in respect of the redevelopment of Inglis Court unless and until Council agrees otherwise.
3. To note ongoing service charges of approximately £10,000 per annum will be incurred by the Housing Revenue Account until such time as the future of the building is determined.
4. This Council acknowledges that there are specific requirements associated with the disposal of properties on the Housing Revenue Account.

Accordingly, the Interim Director of Vibrant Communities and Sustainable Growth is requested to bring a report to a future Council meeting which provides the following:

- (a) On the basis that all required legal consents are in place, valuations from two independent companies, of the following:
 - 1) Inglis Court site as is, i.e. a vacant site with the existing building in situ.
 - 2) A demolished site with its current approved planning permission for 21 houses.
 - 3) The total value if the existing 25 properties were sold individually.

Council notes the costs of obtaining the necessary valuation are estimated at up to £4,000 and will be met from the 2021/22 Housing Revenue Account budget

- (b) An options appraisal of the following different options for the future of Inglis Court:
 - 1) Demolish Inglis Court and redevelop as per the existing SHIP plan and approved planning permission. A figure to be provided for the site cost, build cost and total cost for each of the property types in the proposed new development. These figures also to be provided on a square metre basis.
 - 2) Declare Inglis Court surplus to requirements as an HRA asset and sell the site on the open market either as 1 lot or as 25 individual properties
 - 3) Re-let Inglis Court as sheltered housing both with and without a warden. Details of known improvements required to the building now or in the future should be included.
 - 4) Lease Inglis Court to a third party for them to provide sheltered social housing to Angus citizens. Details of known improvements required to the building should be included.
 - 5) Lease Inglis Court to a holiday let company.
 - 6) Refurbish the existing Inglis Court building to provide family social housing which meets required standards for such accommodation.

The Report to include information on the carbon impact of the above options.