

ANGUS COUNCIL

16 DECEMBER 2021

LOCHSIDE LEISURE CENTRE – STATUTORY CONSULTATION

REPORT BY DIRECTOR OF INFRASTRUCTURE

ABSTRACT

This report is to update members on representations made through the statutory (“formal”) consultation process under Section 104 of the Community Empowerment (Scotland) Act 2015 regarding the proposed demolition of the former Lochside Leisure Centre, Forfar and restoration of the land on which it sits to Country Park; and thereafter invites members to determine the Council’s proposals for the building and land, having had regard to those representations.

1. RECOMMENDATION

It is recommended that the Council:

- (i) has regard to the representations made in response to the formal consultation under section 104 of the Community Empowerment (Scotland) Act 2015 as detailed in this report;
- (ii) notes the outcome of the previously reported nine indications of interest in leasing the property;
- (iii) notes that to date there have been no Community Asset Transfer requests submitted for the building under section 79 of the Community Empowerment (Scotland) Act 2015;
- (iv) has regard to all other material considerations as set out in this report, including the latest position in respect of each of the alternative options for the site set out in section 5.4; and
- (v) determines the future of the former Lochside Leisure Centre building and the land on which it sits.

2. ALIGNMENT TO THE COUNCIL PLAN

This report contributes to the following strategic priorities in the Angus Council Plan, we want:

- Angus to be a go-to place for businesses
- Our communities to be strong, resilient and led by citizens
- Angus Council to be efficient and effective

3. BACKGROUND

- 3.1 The former Lochside Leisure Centre, at Craig O’ Loch Road, Forfar was declared surplus to requirements in Report No 151/18 to Policy & Resources Committee on 1 May 2018. Having made a substantial investment in the Forfar Community Campus the Council has no identified need for the building.
- 3.2 The Council, at its meeting on 5 November 2020 considered the Report 269/20 in respect of the proposed formal consultation on the future of the land and former Lochside Leisure Centre, at Craig O’ Loch Road, Forfar. Members agreed to the proposed consultation process and detail set out in that report.
- 3.3 The initial (non-statutory) consultation on options for use or disposal of the site was launched on 3 December 2020 and closed on 31 January 2021.
- 3.4 The breakdown of responses to that initial consultation is summarised below and consisted of 334 responses:
 - 4 (1.2%) in favour of the Status Quo (Option 1)
 - 77 (23.1%) in favour of selling the former leisure centre and land (Option 2)
 - 38 (11.4%) in favour of leasing the former leisure centre (Option 3)
 - 95 (28.4%) in favour of a Community Asset Transfer of the building (Option 4)
 - 120 (35.9%) in favour of retaining the parkland and demolishing the building (Option 5)

- 3.5 At the Council meeting on 9 September 2021 the Council agreed to undertake a formal (statutory) consultation on the demolition (disposal) of the former Lochside Leisure Centre building and restoration (change of use) of the site to Country Park, under section 104 of the Community Empowerment (Scotland) Act 2015.

4. FORMAL CONSULTATION

- 4.1 Section 104 of the Community Empowerment (Scotland) Act 2015 requires that where the Council is considering disposing of common good property (including the demolition of a building held as common good) or changing the use to which common good property is put (including the repurposing of land as Country Park), the Council must publish details about its proposed disposal or change of use and notify those proposals to, and invite representations from, (1) any community council whose area consists of or includes the area, or part of the area, to which the property related prior to 16 May 1975, and (2) any community body that is known by the Council to have an interest in the property.
- 4.2 The formal consultation on the Council's proposed demolition of the building and restoration of the area to parkland commenced on 1 October 2021 and closed on 26 November 2021. Details of the consultation process are provided in **Appendix 1**. As well as asking for representations on the Council's proposals, the consultation also invited comments.
- 4.3 The Royal Burgh of Forfar Community Council is the only community council relating to the property in terms of section 104(5)(b), as narrated above. The Royal Burgh of Forfar Community Council majority verdict was to demolish the building. No community body has expressed a current interest in the lease or purchase of the property.
- 4.4 In total there were 400 individual responses to the formal consultation, with 121 (30.2%) supporting demolition and 279 (69.8%) not supporting demolition of the former surplus leisure centre.
- 4.5 All comments submitted as part of the consultation are included in full in **Appendix 2** and members should have regard to all of these. Key themes have emerged from some of the representations made in response to the formal consultation. These are summarised in Col 1 of the Table in Appendix 2. Col 2 provides factual clarification in response to the points made under these themes and aims to inform members in their decision-making and in having regard to all of the representations.

5. OPTIONS

- 5.1 The purpose of the initial consultation (December 2020 to January 2021) was to inform Council about the strength of public feeling and guide Council towards choosing one option for formal consultation as required under the Community Empowerment (Scotland) Act 2015 ("the Act").
- 5.2 At the meeting on the 9 September 2021 the Council agreed to consult on demolition as the formal consultation required under the Act.
- 5.3 **Appendix 3** provides a further reminder of the option appraisal previously reported in Report No. 98/21, including the details of how each option could be delivered along with estimated timelines, cost, and risks.
- 5.4 An update where appropriate for each item is given as follows:
- Option 1 - Status Quo**
- 5.4.1 As noted in Report No. 277/21 in September 2021, repairs to limit water ingress into the building have been undertaken at a cost of £1,500 with an estimated total cost of £2,000 for ongoing repairs.
- 5.4.2 At the latest insurance renewal in Spring 2021 the insurance that could be secured for the building was limited to demolition only, rather than replacement costs.
- Option 3 - Lease**
- 5.4.3 Station Park Community Trust (now known as Forfar Community Football Trust) submitted an offer to lease the building for £1 per annum with a five-year renewable lease, subject to the Council investment of £220,000 in repairs and potentially £55,000 for conversion of an existing toilet to a Changing Place facility. The offer was submitted on 30 April 2021 and withdrawn on 23 June 2021 before it could be discussed at Council on 24 June 2021.

- 5.4.4 At the meeting of Angus Council on 24 June 2021, Members agreed to market the building for lease. As reported in September 2021 (Report No. 277/21 refers), there were nine expressions of interest in leasing part or all of the building following the marketing for lease.
- 5.4.5 At the Council meeting of 9 September 2021, it was noted that, whilst the Council would consult on proposed demolition (Option 5), offers for the building would still be considered. This possibility was clearly in the public domain.
- 5.4.6 Mr Guild/Guild Homes (Tayside) Ltd was one of the nine parties expressing an interest in a lease to the Council's agents J E Shepherd and was present at the Council meeting on the 9 September 2021.
- 5.4.7 In order to ensure that all of the parties who had expressed an interest in leasing the property were aware of the Council's decision to consult on its preferred option to demolish the building, they were notified by the Council's agents of the Council's intentions. The parties were advised that if they wished to submit a lease proposal, they should do so by no later than 30 October 2021. J E Shepherd's message to the interested parties is provided in **Appendix 4**. They would also have had an opportunity to respond to the Council's proposal in the course of the formal consultation.
- 5.4.8 No lease proposals as requested in terms of Appendix 4 were received following J E Shepherd's message from any of the nine parties who had expressed an interest during the marketing for lease or, indeed, from any other parties.

Option 2 - Sale

- 5.4.9 As members will be aware the property has not been formally marketed for sale. Following contact with Guild Homes (Tayside) Ltd in Autumn 2018, parties who had expressed an interest in the building at that time were invited to submit offers by the end of January 2019. At this time a Mr Stewart made an offer which included the tennis courts, car parks and the leisure centre. As a Community Asset Transfer was received for the tennis court and use of the car parks, this offer could not be considered at that time. Subsequent to the 7 February 2019 meeting of Angus Council, the building has not been marketed for sale.
- 5.4.10 To update Council, one of the nine parties who expressed an interest in the lease of the building intimated that they are happy to discuss the possibility of proposing an offer for purchase of the whole building. This intimation was received on 30 October 2021 and this was followed up with further correspondence which is included in **Appendix 5 (Exempt)**, whereby the third party was asked to formalise their offer. No formal offer has been received by 30 November 2021, being the date by which the party was asked to submit any offer. Therefore, although the building has been declared surplus to requirements by the Council there is no apparent interest in the purchase of the building and no offers to buy have been submitted or intimated to the Council
- 5.4.11 In line with our statutory duty to secure best value and in accordance with the Council's Financial Regulations, disposal of land or buildings is through the submission of competitive tenders by public advertisement except where disposal by negotiation at less than best value in accordance with the Disposal of Land by Local Authorities (Scotland) Regulations 2010 applies. This means Option 2 (Sale) (and Option 3 - Lease) would, if chosen, follow the public advertisement/competitive tenders approach and the offer accepted would be the one which achieved the best consideration unless the aforementioned 2010 Regulations were considered to apply.

Option 4 - Community Asset Transfer

- 5.4.12 As at the time of finalising this report, no Community Asset Transfer request has been received in terms of section 79 of the Community Empowerment (Scotland) Act 2015 for the building at any time before or after closure of the building.

Option 5 - Retaining the parkland and demolishing the building

- 5.4.13 The Council at the meeting on 9 September 2021 agreed to undertake a formal consultation on proposals for the demolition of the former Lochside Leisure Centre building under section 104 of the Community Empowerment (Scotland) Act 2015. As a consequence of this, while the use of the building would change from a leisure centre to parkland, the status of the site as common good would remain unchanged.
- 5.4.14 The details of the consultation are provided in **Appendix 1** and **Appendix 2** of this report.

5.4.115 Section 104 of the Community Empowerment (Scotland) Act 2015 requires the Council to have regard to all representations received in response to the formal consultation before deciding the future of the building and the land on which it sits. This means that members must take full account of the views given in response to the consultation. Members are not bound to follow the views of the majority of respondents to the consultation but should consider the reasons and justifications for not doing so. Members are required to have regard to other material considerations, including the Council's duty to secure best value.

5.4.16 Members will recall at the 24 June 2021 Angus Council meeting Mr Guild advised that he had received a quotation for demolishing the building. Mr Guild advised that he was willing to arrange the demolition of the former Lochside Leisure Centre. Mr Guild presented that this was subject to the Council providing the current budget for demolition to Forfar Common Good fund for provision of a future community centre. Officers have not received any information on this proposal from Mr Guild beyond what was spoken to by Mr Guild, at the Council meeting on 24 June 2021.

5.5 At the Special Council meeting on 19 October 2020, it was agreed that where decisions relate to Common Good buildings, members for the area should be consulted beforehand and their views taken into consideration. The local members have been consulted on a draft copy of this report. One member gave a view based on the fact that no group has come forward to date with a clear plan and being very concerned about the future of Common Good Fund responsibility for all expenditure and indicated that they were minded to vote in favour of demolition based on these concerns, subject to the debate at Council. No response was received from the other three members in the timescale available.

5.6 Members may recall that as the land and building were both determined to form part of the Common Good, the Council's powers to dispose of the building are subject to whether the Council has the right to alienate the common good land. Where a question arises as to the right of the Council to alienate, the Council may apply to the court for authority for disposal. The Director of Legal and Democratic Services is satisfied that such a question does arise in this case and that court consent will therefore be required in respect of any of the Options other than Option 1 – Status Quo. The timescale for this consent is estimated to be 6-12 months.

6 NEXT STEPS

6.1 Having regard to (1) representations made in response to the formal consultation (2) the information set out in this report and its Appendices, and (3) the views of local members, as provided, the Council is asked to determine the future of the former Lochside Leisure Centre building and the land on which it sits.

6.2 In making their determination members should note that options appraisal information previously provided in Report No 98/21 and updated in this report should be used to guide their decision making not dictate it - members have a role to exercise their own judgement in making decisions on options appraisals. The results of an options appraisal are nevertheless important in demonstrating best value so the reasons for members choosing a particular option need to be clearly articulated from a best value perspective. Also, in choosing any option, members require to have regard to the representations made in response to the formal public consultation as outlined in paragraph 5.4.15 of this report and ensure that the reasons for choosing a particular option are well-informed and are clearly articulated and that they address among other things, the need to secure best value in the use of Council assets including land, buildings and financial resources.

7 RISK

7.1 Risks associated with each Option that the council is being asked to consider have been noted in the Option Appraisal in **Appendix 3**.

8. FINANCIAL IMPLICATIONS

8.1 The estimated financial implications (capital and revenue) for each Option are provided in Appendix 3 although members should note that at the time the Options Appraisal was prepared a capital cost of £10k to £20k was assumed for roof repairs which has subsequently been confirmed at only £3,500.

8.2 As set out in more detail in Appendix 3, assessment of the financial implications is particularly challenging in relation to those options where the Council would be relying on a third party to buy, lease or undertake a Community Asset Transfer (CAT) of the building (Options 2, 3 and 4). The

financial implications of any sale, lease or CAT are unknown, as is the deliverability and timescales for those options to come to fruition. However, in light of all of the consultation and discussion on this matter to date the fact that no formal offers to buy, lease or seek a CAT are currently on the table must call into question whether those options are realistic at least in the short term.

- 8.3 The Council is required to ensure that best value is secured including when determining the use of Council assets. What is known with certainty is that running costs (mainly in non-domestic rates) continue to be payable on the building which is now subject to the Council's revised policy arrangements for the management and accounting for Common Good assets (as per Report No 138/21) and the expectation is that any running costs not met by others will fall to be met by the Forfar Common Good Fund from 12 May 2022. Best value must be determined with regard to all relevant factors and may be achieved by the demolition of buildings that are surplus to requirements.
- 8.4 Noting the approach to be taken to future accounting arrangements set out in Report No 138/21 for the purpose of the Option appraisal in Appendix 3 it was assumed that:
- financial transfer to the Common Good Account will be completed by 12 May 2022 (one year from Report No 138/21 decision).
 - thereafter all revenue costs attributed to the property will fall to the Forfar Common Good
 - the remaining general fund allowance (originally put in place for demolition) of £423,500 remains available for demolition. In the event of retention of the building these funds will no longer be required in relation to the future of the former leisure centre and they would be returned to the General Fund revenue budget for members' consideration on alternative uses.
- 8.5 The only current budget provision for Lochside Leisure Centre is £423,500 in the capital plan for 2022/23 funded from Council Reserves (Report 71/21 approved by Council on 4 March 2021 refers). The timing of use of the budget provision (because this is coming from Reserves) can be flexible.
- 8.6 Members should note the specific risks to the Forfar Common Good Fund from Options which retain the ownership and operation of the building with the Common Good, i.e. do nothing, a lease or a CAT lease. In these Options the Forfar Common Good Fund would, as building owner, be liable for the demolition or at least making safe of the building if it became vacant, uneconomic to repair or suffered a catastrophic failure at some point in the future. The Forfar Common Good Fund may not have the funds available to pay for such works without support from Council funds. Whilst such circumstances may not arise at all or may not arise for many years into the future the history of the building is a risk which members will wish to bear in mind in considering the options.
- 8.7 In line with Report 138/21 the costs of applying to the court for authority to dispose of the land (paragraph 5.6 refers) would be met from the Forfar Common Good Fund. The policy says "The expense of going to court will be met by the Common Good Fund responsible for the sale/lease or demolition costs unless the Council or relevant Committee agrees otherwise because of the circumstances of the asset in question e.g. if a Community Asset Transfer is proposed."

Specific Points on Options Available

- 8.8 As outlined in paragraph 5.6 all of the options except Option 1 would require the Council to apply to the court for authority for disposal and this is expected to take 6-12 months. This means the outcome of the court process is not expected to be known prior to the end of the 12 month transition period agreed for Lochside Leisure Centre in Report 138/21 and this has financial implications for both the General Fund and the Forfar Common Good Fund.
- 8.9 The following extracts from report 138/21 are considered relevant in this regard and they highlight that the Policy agreed in Report 138/21 can be flexed providing members are satisfied that applying such flexibility provides best value for both the General Fund and Common Good Fund:-

"The Council has Best Value obligations to both the Common Good Funds (for the benefit of the inhabitants of the geographical area) and the General Fund (all taxpayers / rent payers) so it is essential that our policy and approach is fair and balanced to both Funds and their stakeholders. It is also considered desirable to minimise financial turbulence for both Funds so long as this is consistent with having a fair and balanced approach."

"The revised Common Good Policy is not intended to be inflexible. The policy will provide the basis from which to consider future issues and scenarios and may require to be flexed in response to specific situations which arise in future so that the Council can fulfil its Best Value obligations to

both Common Good Funds and the General Fund. Any such flexibilities will be subject to Committee reports for approval.”

“(H) Transfer Period Extension

The one calendar year transfer period noted in scenarios (ii) and (iii) above can be extended with the approval of Council. This would be appropriate in circumstances where extension would be mutually beneficial to both the Common Good Fund and General Fund e.g. where there is the potential to avoid demolition and the related cost.”

8.10 For the avoidance of doubt elected members are being asked to determine the future of a Forfar Common Good asset in this report and that decision (the choice of Option) has different financial implications under the Policy agreed in Report 138/21 which members need to bear in mind in making their determination on the future of the former leisure centre. These are summarised in the table below:-

Option	Main Financial Implications Arising *
1 – Status Quo	<p>If members choose this option then financial responsibility for the leisure centre would transfer immediately to the Forfar Common Good Fund. The transition period agreed in Report 138/21 was to allow time for the future of the leisure centre to be decided and if that decision is to do nothing then the transition period is at an end at that point.</p> <p>General Fund financial provision for asset demobilisation costs (demolition) would lapse and those funds would then be available for alternative use.</p> <p>Running Costs would be met by the Forfar Common Good Fund from 17 December 2021 onwards</p>
2 – Sale	<p>General Fund financial provision for asset demobilisation costs (demolition) would lapse on 12 May 2022 and those funds would then be available for alternative use.</p> <p>The financial provision for asset demobilisation could however (with member agreement) be used for works to facilitate a sale if this provided better value for the General Fund than incurring demobilisation costs. The period that the financial provision is available could (with member agreement) be extended beyond 12 May 2022 if a sale was imminent or highly certain to take place and which would result in demobilisation costs not being incurred by the General Fund.</p> <p>If a proposed sale fell through for whatever reason after 12 May 2022 any future asset demobilisation costs would fall to the Forfar Common Good Fund.</p> <p>Running Costs would be met by the Forfar Common Good Fund from 12 May 2022 until such time as the building sale was completed.</p>
3 – Lease	<p>General Fund financial provision for asset demobilisation costs (demolition) would lapse on 12 May 2022 and those funds would then be available for alternative use.</p> <p>The financial provision for asset demobilisation could (with member agreement) be used for works to facilitate a lease if this provided better value for the General Fund than incurring demobilisation costs. The period that the financial provision is available could (with member agreement) be extended beyond 12 May 2022 if a lease was imminent or highly certain to take place and which would result in demobilisation costs not being incurred by the General Fund.</p> <p>If a proposed lease fell through for whatever reason or ceased after 12 May 2022 any future asset demobilisation costs would fall to the Forfar Common Good Fund.</p> <p>Running Costs would be met by the Forfar Common Good Fund from 12 May 2022 until such time as the building lease was completed.</p>

4 – Community Asset Transfer (CAT)	<p>General Fund financial provision for asset demobilisation costs (demolition) would lapse on 12 May 2022 and those funds would then be available for alternative use.</p> <p>The financial provision for asset demobilisation could (with member agreement) be used for works to facilitate a Community Asset Transfer if this provided better value for the General Fund than incurring demobilisation costs. The period that the financial provision is available could (with member agreement) be extended beyond 12 May 2022 if a CAT was imminent or highly certain to take place and which would result in demobilisation costs not being incurred by the General Fund.</p> <p>If a proposed CAT fell through for whatever reason or ceased (CAT lease) after 12 May 2022 any future asset demobilisation costs would fall to the Forfar Common Good Fund.</p> <p>Running Costs would be met by the Forfar Common Good Fund from 12 May 2022 until such time as the CAT lease or sale was completed.</p>
5 – Demolition	<p>If members choose this option then the financial provision originally set aside for asset demobilisation costs (demolition) in the Council's General Fund Reserve would remain in place until the works could be carried out. If members choose this option then they will have decided during the 12 month transition period for Lochside Leisure Centre to implement this option with the only reason for that not happening before 12 May 2022 being the need to seek court approval.</p> <p>Running Costs would be met by the Forfar Common Good Fund from 12 May 2022 until such time as the demolition was completed.</p>

* - these are the implications arising unless members agreed to vary the agreed policy. Varying the policy would need to be justified on best value grounds.

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:

- Report No 151/18 - Surplus Property – Lochside Leisure Centre Policy & Resources Committee – 1 May 2018
- Item 5 of the minutes of Special Meeting of Council meeting on 19 October 2020
- Report No 269/20 - Lochside Leisure Centre – Consultation - Angus Council 5 November 2020
- Report No 18/21 - Common Good Funds – Project Approvals - Policy & Resources Committee - 2 February 2021
- Report No. 98/21- Lochside Leisure Centre – Initial Consultation Outcome and Next Steps – Angus Council – 18 March 2021
- Report No 138/21 - Revised Common Good Fund Policy Guidelines and Administrative Procedures – Angus Council – 13 May 2021
- Report No 139/21 - Lochside Leisure Centre - Initial Consultation Outcome and Next Steps– Angus Council – 13 May 2021
- Report No 218/21 - Lochside Leisure Centre – Initial Consultation Outcome and Next Steps- Angus Council – 24 June 2021
- Report No 277/21 - Lochside Leisure Centre – Initial Consultation Outcome and Next Steps - Angus Council – 9 September 2021
- Report No 317/21 - Common Good Funds - Project Approval - Special Meeting of Policy & Resources Committee -29 September 2021

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List of Appendices:

Appendix 1:	Consultation Details
Appendix 2:	Consultation and Comments
Appendix 3:	Option Appraisal
Appendix 4:	J E Shepherd correspondence with interested parties
Appendix 5 (Exempt)	Correspondence re possible purchase

DETAILS OF CONSULTATION

Consultation Process

The consultation started on 1 October 2021 and ran until 26 November 2021, with details on the Council's website 'Have Your Say'; posted on Tell Me Scotland (<https://www.tellmesotland.gov.uk/notices/angus/general/00000259547>): notices placed around the building; social media posts; and a press release.

The consultation was reported in the local press with follow up press and social media. Articles were shared across a range of social media platforms and sites.

The 'Have Your Say' website included a survey response and an opportunity to make comment.

Hard copies of the Information Pack and Consultation Response were provided at Forfar Community Campus and Forfar library.

The Royal Burgh of Forfar Community Council was notified in accordance with statutory requirements. An officer attended a meeting with the Royal Burgh of Forfar Community Council on 21 October 2021. In the statutory consultation with the Royal Burgh of Forfar Community Council, the Community Council's majority verdict was to demolish

The initial informal consultation recorded interest in the building from individuals who wished to be notified of further developments. There were 220 individuals, and they were e-mailed details of how to take part in the statutory consultation.

In addition to individual respondents, a response was received from the City of Brechin & District Community Council which did not support demolition.

The statutory Section 104 consultation closed on 26 November 2021.

404 responses were received of which 4 were duplicate responses. One response was received as a hardcopy; 399 responses were through the 'Have Your Say' website

This Council report fulfils the requirement to publish the representations that the council receives.

Consultation Responses

Do you support the proposal to demolish the former Lochside Leisure Centre	Total	%
YES	121	30.2
NO	279	69.8
Total	400	100.0%

CONSULTATION COMMENTS

Of the 279 responses that did not support demolition, 200 comments were received, and are reproduced below unedited (except for offensive language). Of the 121 responses that did support demolition, 68 comments were received, and are also reproduced below unedited.

Key themes have emerged from some of the representations made in response to the formal consultation. These are summarised in Col 1 of the Table below. Col 2 provides factual clarification in response to the points made under these themes and aims to inform elected members in their decision-making and in having regard to the representations. Members are, however, required to consider all of the individual representations and not just the table that summarises them.

Col 1 - Key themes	Col 2 - Clarification on points made
<p>Multiple groups have come forward ready and willing to use the building with proposals to do something for the community, but they have been ignored or their proposals deemed unsuitable. The council should make a genuine effort to market the building to potential alternative operators both commercial and third sector.</p>	<p>There have only been two potential community groups and only one offer has been received, which was withdrawn before it could be considered by the Council. The council has diligently supported the community group in any proposals they have had. No Community Asset Transfer Requests have been made for the Leisure Centre. As detailed in this report and in previous reports to Council, efforts have been undertaken to market the building for lease. No offers to lease or purchase have been made.</p>
<p>With the correct investments made, the centre could remain an asset to the wider community which could have multiple uses – e.g. indoor skatepark, soft play area, cafe, cinema, bingo hall, toilets, meeting rooms, indoor go karts, rollerblading, arcades.</p>	<p>There is adequate provision of leisure facilities in the area, and while additional provision could be made, this has not been identified as a priority and would require diversion of funding from other council priorities such as education, social work, roads etc. Capital investment would be required if the council undertook this. There is currently no provision for this type of expenditure in the Council's capital budget.</p> <p>Alternatively, this could be undertaken by private investment but no offer to lease or purchase has been received.</p>
<p>None of the 9 expressions of interest in a lease were followed up or considered.</p>	<p>As detailed in this report, these 9 notes of interest were followed up on behalf of the Council but did not produce any formal offers to lease.</p>
<p>Why has the building not been marketed for sale? (Brechin leisure centre is up for sale or lease but Lochside was only up for lease)</p>	<p>It has been clear over a considerable period of time that the council no longer has any use for Lochside Leisure Centre. It was declared surplus to requirements in May 2018. Although the property was not marketed for sale this has not and would not have precluded the Council considering an offer to buy the building. In Autumn 2018, parties who had expressed an interest in the building at that time were invited to submit offers to purchase. Only one offer was received and could not be considered as it included the tennis court and use of the car parks which were part of a live Community Asset Transfer. The option to sell the building was included by the Council in the initial public consultation conducted in December 2020. Only 23.1% of the public who responded, (77</p>

	respondents), expressed a preference for selling the building. As detailed in this report, one party recently indicated the possibility of proposing an offer to purchase the building but did not progress this interest following the Council inviting an offer to purchase to be made.
The council is imposing red tape and dictating unneeded conditions for any prospective buyers/tenants resulting in the withdrawal of interest from said parties.	The Council is not imposing unnecessary conditions for any prospective buyers/tenants. The conditions detailed by the Council are required in terms of the legal framework within which councils operate.
LLC was a gift to the town and as such the building should be retained and made use of for the benefit of the town instead of being sold off to help to fill the council coffers.	The centre was not a gift to the town. There is no current offer to purchase or lease the centre. It belongs to the Common Good.
Toilet facilities are required.	The Council is aware of the desire to have public toilets at this location. Following the decision at Policy & Resources Committee on 29 September 2021, a contract for the provision of toilets adjacent to the Rangers' Centre at Lochside has been awarded. Final design information and building warrant works have been undertaken prior to commencing construction programmed for 13 December 2021.
The building is structurally sound, not unsafe and should not be demolished when it could be used for the community for many years to come.	There are conflicting views on the condition of the building, which has subsided, with the subsidence attributed to foundation failure. Engineer's report for the Council stated " <i>no definite assurances would be given, and foundations and future movement integrity and stability must be considered suspect.</i> " Any party interested in the building would have to satisfy themselves on the condition of the building. Currently there is no offer to lease or purchase the building for use by the community or otherwise.
The council has failed in its duty to maintain the building thus increasing the case for demolition.	The Council has not spent public money to maintain a building it had declared surplus to requirements and could be criticised if it had done so. The main area that has been affected is the wooden flooring. This impact is due to the fact that there has been no heat and humidity whilst the building has not been used. The cost to heat and to ensure ventilation in such a building would be significant
Demolition costs are prohibitive and unaffordable.	Funding for demolition is set-aside in the general fund.
The campus goes nowhere near replacing the previous leisure centre facilities. It was the wrong move to put all leisure facilities on the outskirts of the town. There is not enough capacity at the new campus for everyone	Alternative provision fulfils the same purpose and there has been no diminution in use of leisure resources. A consultation was carried out at the time the Community Campus was planned and representations considered in planning for the new facility in the knowledge that the intention was for Lochside Leisure Centre to close.
There does not need to be only one Leisure Building / Community Campus in Forfar.	The council is not in a position to be able to maintain and staff two buildings for the same purpose. The council has no purpose for LLC and the building was declared surplus to the council's requirements in May 2018.

Responses Not in Support of Demolition

Absolute waste of public money. This Council is a total disgrace and ignores the general public. Too many councillors have such an ego and only interested in being in the limelight
Alternatives were given by Mark Guild and there has been other interested parties. It should be used for the community, not demolished!
an indoor skatepark would be nice i think the building should be re built and turned into an indoor skatepark as the current skatepark is sinking and can't always be used with the weather conditions
Angus council have already wasted enough of OUR money with THEIR decision to demolish the building against the wishes of the local people. The fact that this building could have been being used by the local community but for the council digging in their heels because they want their own way regardless of the opinion of locals utterly disgusts me.
Angus Council is missing an opportunity to create a high quality resource for the children of our county town and the whole of Angus. It is clear that the local community would support the retention of this building and its conversion to ongoing purposes for the public good and my suggestion would be to focus on and expand the existing skatepark facility.
Angus Council should be ashamed of the way in which it has conducted itself on this matter (and others) and the expense incurred to the residents of Angus because of the unprofessional manner in which the fate of Lochside Leisure Centre has been handled to date. Shame on you all.
As a former Forfar resident I was a regular user of the leisure centre facilities & cafe facilities, including toilet facilities for the children's playpark, and booking halls for children's parties, attending tumble tots classes etc . Where there are a number of community groups and individuals interested in taking on the running of the centre, demolition and the associated costs should not be an option. We regularly attend the area to walk at Forfar Loch, and the absence of a Ranger station facility and pitch & putt is detrimental not only to Forfar residents, but visitors from elsewhere in Angus and further afield.
Before considering demolition again, the council should make a genuine effort to market the building to potential alternative operators both commercial and 3rd sector. There remains clear demand for local sports facilities over and above what is provided by Angus Alive.
Better use should be made of the existing building, such as leisure centre, swimming pool, cinema, soft play area, arcade ... teenagers in Forfar have very little to do and this gives the Council a great chance to do something good for the town.
Building could be used in the community and the cost of demolition is too much
Building should be put to good use. A very busy caravan park next door, holiday makers would make good use of any facilities available. Soft play area, cafe, cinema, bingo hall, toilets, meeting rooms. We also require putting and pitch and putt, plus an upgrade to the park, as per Montrose and Arbroath
Building should be used for public in the form of community space, Cafe/Restaurant, Gym or other facilities.
Cinema, bring back the courts etc for sports activity gym etc food courts bring it to The people of Forfar let them book it out for parties again you could put the Christmas fairs in there Forfar market instead of out side in the cold etc plenty of things you could do with the space open it up to the camp site again food courts etc a food show, etc local business help put the money back into the town instead of ruining the local market
Could be a great asset for the community to use and for visitors with the location of the building.
Could be reused for better pupose. Encourage use of the area. Attract visitors. Be more creative with rescourses
Demolition is a waste of public money. There were 9 notes of interest in a lease which have not been considered at all.
Feel it would be criminal to demolish this building. It is a great site with plenty parking and close to the town. Why could a community cinema with cafe/restaurant and toilets not be considered.If towns like Aberfeldy and Montrose support a community cinema then why can't Forfar. We should be utilising this building and not considering paying ridiculous amounts of money demolishing it.
Fingers crossed the people's decision is heard and outcome is made by them and not council.
Forfar as a whole need something to be done with the centre. Kids nowadays have absolutely nothing. How about turning it into a youth centre and get the kids off of the street and causing mischief. Having the Centre whilst i was growing up certainly helped me and my friends.
Forfar is the county town and should be getting money spent the same as other burghs.For instance the former swimming baths could house a cinema or bowling alley Or a small nightclub .I am certain that local cllrs have not been listened to on what was a gift to the town and as such the building should be retained and made use of for the benefit of the town instead of being sold off to help to fill the council coffers and the money then wasted on some other pet project .
Forfar needs facilities e.g a cinema/ theatre similar to facilities in Arbroath. We shouldn't have to travel to Dundee or Arbroath. Social clubs for the children and teenagers. In fact any age group
Getting rid of one of the only things that ls so cherished of this town. Revamp it and sell it!
Give the community something todo

<p>Given the body of the evidence that the building is fit for use it would be criminal to demolish a building like this near the centre of Forfar and it's community. There are several activities that the new community leisure centre is not suitable for.</p>
<p>Great opportunity to have a centre run by the people of Forfar. Tea room/restaurant would be an asset for those walking around the Loch and those in the caravan park. Perfect opportunity for a cinema ,which is sadly lacking in Forfar, not everyone can get to Dundee or Arbroath easily.</p>
<p>Having used the facilities at Forfar Leisure Centre for well over 30 years, it saddens me to think that such a useful building is deemed surplus to requirements. The area around the centre and Forfar Loch remains a very popular area for many of the towns people, not least the high number of visitors to the caravan park. I firmly believe that with the correct investments made, the centre could remain an asset to the wider community.... If any demolition was to continue, could the compromise be that only a portion of the building remains in place for a community hub/cinema/cafe/bar/restaurant to be created? The main games hall and surrounding area then being restored to common good land.</p>
<p>Here we have a building that may not be the most attractive building in Forfar, but it is nevertheless a perfectly serviceable space that could be used for all manner of things by the people of and the visitors to Forfar. Toilet facilities for a start, as at the moment the lack at such a popular walking space is a problem. You have a caravan site right next door, a small shop/coffee shop ideal, community groups could rent spaces to hold sessions from toddler groups to OAP tea sessions, Local artists always need space to showcase their work, allow the space to be leased by a forward thinking group or individual , without imposing the usual destructive red tape that the council likes to strangle everyone with who doesn't fit in their mold. Please remember this is a public building for the use of the people of Forfar and it seems such a waste to demolish it.</p>
<p>I am in favour of the building being raised to the ground but not so that the land is just made into park land. There's a need for decent toilets and potential for a building to be a social hub/ cafe. Hall for rent etc.</p>
<p>I am sure there are plenty of local groups who would be able to make use of this building</p>
<p>I believe this building could be used for amenities that are not currently available in Forfar: a cinema/bowling alley/community centre, for example. There could also be a Changing Places toilet to ensure equality of access for those who don't have access to such a facility anywhere in Forfar. All groups could use these facilities, to the benefit of the whole community, and it has already been established that this building is not unsafe. The cost of demolition would be another burden on the taxpayer and to the detriment of other essential services.</p>
<p>I don't understand why the Council didn't let either Don Stewart or Mark Guild have the place and let them do something decent with it instead of leaving it empty for years just letting it get worse and worse. Council are b****y useless and just waste our money</p>
<p>I feel that the leisure centre could be used for resources for the community and visitors to the area. The loch is a busy area and keeping this facility could bring jobs and income to help the local economy.</p>
<p>I feel the building still has plenty of life in it and is valuable to the Community. The Campus is remote and too far to walk or wheelchair to. The Lochside Centre would be well used by park goers and to simply knock it down and leave a blank space, where you could have a thriving hub just doesn't make sense.</p>
<p>I feel the Leisure Centre should be made use of rather than be demolished. There has been so much money and time wasted since the Council made the decision to demolish the Centre. Surely instead of wasting money on the demolition or upkeep of the Centre over the years, the Centre could have been put to good use. Various parties showed an interest in acquiring or leasing the Centre but still nothing came to fruition although a survey stated the Leisure Centre was safe to use for several years to come. I expect the building is now in need of various repairs as it has remained unoccupied for so long but I really think this has been a missed opportunity and still hope that something can be done to bring the Leisure Centre back to life.</p>
<p>I feel the old sports centre could be put to better use. The pervious proposals for community amenities sounded perfect, it is a shame they were turned down.</p>
<p>I feel the site needs to be and could be more than just common park ground. Social cafe entertainment facility would be much more suitable and needed for the area.</p>
<p>I feel this would be such a waste of a building and would be great for the community if it could be used! I don't agree with the demolishing as feel too many lies were told in the beginning about it's unsafe use! So frustrating!</p>
<p>I find it shocking that the council would spend so much money to demolish this building, especially when they seem to be cutting costs in many other areas! There appeared to be no proper consideration given to the offers that were made for the leisure centre earlier in this fiasco, as the council seemed to be hell bent on demoliton! This building could be put to some use to benefit the local community & if this stance had been taken earlier, the building wouldn't be in the state it is in. Councillors should remember they are elected by the community & should be looking after its interests not their own!</p>
<p>I support the retention of the building and facilities, possibly leased or sold to another business or individual that can provide services to local people and visitors. Such a move would also avoid prohibitive, unaffordable demolition costs.</p>
<p>I think if possible the building should be sold to someone who will reopen it for the use of the community. If that person cannot be found I think it should be demolished and the ground be used to build something for the community, whether it be a bigger park or skatepark etc. We do not need just more grass</p>
<p>I think it should be repurposed.</p>

I think it's a shame to destroy the building when you have businessmen wanting to turn it into something for the youth of today which will provide a safe place for youngsters to attend and nights and over the weekends and holiday so parents know they are safe
I think that Angus Council doesn't care. Multiple groups have come forward with proposals yet it has been claimed that they are 'unsuitable'. I think that there should have been plans in place already for when it closed so that this situation hadn't occurred.
I think the building can still be used because THERE IS NO TOILETS DOWN THERE ESPECIALLY for the young kids I have experience this probably with my son and when I was younger It was a great place to pop in for a coffee and a bite to eat and it could be use for the community
I think the building could be put to better use for the whole community, previous proposals should have been considered more seriously instead of just thrown out.
I think the building should be made functional...maybe spend the money it would cost for the demolition on it
I think the building should be used for the community and not allow this corrupt council to keep doing underhand deals and ignoring the wishes of the forfar people they are supposed to represent
I think the building should be used by community groups that are struggling to find facilities.
I think the facility should be made available to a local community group or leased/sold for future development. I do think the crazy golf etc needs to be upgraded and made available through ranger station/caravan park
I think the old Leisure Centre should be kept and made into something useful. Eg maybe a bowling ally, cafe, small cinema etc. This would be ideal for all the people that come to the caravan park
I think there could be a function for this building. The caravan park and local residents, I feel, would support it. Cafe/ young people's place to meet etc. Skate park and play park already there for kids, and crazy golf set up, and a pitch, putt area (although I fear this is no longer? Huge opportunity as the caravan park is very well attended.
I think this building needs to be turned into something for the community, something we lack in Forfar is a place for young children/teenagers to go and with constant boredom turns to vandalism and destruction. They need a centre of place they can go to socialise, learn new skills, or even a cinema. Or something like a centre for children/adults with disabilities with activities and support group in this area, special needs school which this area lacks also. So so many uses for this building to bring back community.
I think this building should be used to be fully kitted out for community group or educational group that involves extensive use for family and children with additional needs as this community lacks this is in every single way. Our families needs supported in life and education, why destroy a building that is fit for purpose for at least another 25 years.
I think this should be used as community space. Perhaps rehearsal space for bands, theatre groups. It could also be turned into a small concert hall (the Reid Hall is very large & expensive to hire). Mothers & toddler groups, soft play area. There are lots of things you could do with this building & every one of them is better than spending £500k to knock it down.
I think you should follow up the notes of interest from those who wished to lease all or part of the building
I would like the building to be used. There is nothing at the Loch for basic needs toilets child changing areas. The building could be used for the good of Forfar Kids have already destroying the area around. Let them have something there that they can do rather than hanging about causing trouble round Forfar. Knocking down is not an option in my eyes.
I would like to see the building brought up to standard and put to use as a community facility. The building could be used to accommodate many different groups that would benefit all sectors of the community. Far too many resources are based in the north of the town (specifically the Campus). The play park would benefit from access to public toilets and there may be a reduction in the vandalism and general anti social behaviour in the loch area if there was people staffing the building that could notify police straight away.
I would like to see the building used and open to the public. Either under council or private hands. Something like an indoor go kart/ rollerblading/ cinema...
I would love to see the centre being used by the community again. A bowling alley or a cinema would be great.
I would love to see this become a community base for children and adults with additional needs and disabilities. Also other community entertainment such as a cinema, bouncy castle play.
I'm astonished at the unprofessional handling of the fate of this building by Angus Council from day one
Ideal place for climbing frames to be erected
If Angus council had not been so stubborn when the centre closed and allowed groups that asked to use it then maybe people would still have respect for them but instead they had to be taken to court costing us money and it's back to consulting to demolish all these years later bunch of idiots running the area. Built a new centre that's not big enough for the needs of the town 😞😞😞😞😞😞😞😞😞😞😞😞😞
If someone has plans to make a business of it, cinema, etc then allow that to happen!
In all consultations on this matter more than 60 % of responses have been to not to demolish this building and find an alternative utilizing this asset Demolishing would be directly in opposition to this democratic conclusion. The council and its members have no right to initiate this action. The mandate from the community is to work out a way to utilise the asst with other parties.

In my opinion it's a waste of good money demolishing the old leisure centre when it could be put to better use like draft proof windows and doors for rent paying tenants.
In principle I believe the building should be taken over by someone and put to good use, even if it means buying the property for £1 in order to repurpose it into something beneficial for the community. The Montrose Playhouse, for example, is a new development which repurposed the old abandoned swimming pool. Something like this would be fantastic for Forfar. If no such party can be found then fair enough, tear it down.
It could be put to use. It could be turned into a vaccination centre for COVID vaccines.
It could be used as a community centre or something useful
It has been proved that the building is suitable for use for a great number of years yet and the council has had numerous interested parties who would like to take on the building and provide facilities for many of the residents of Forfar and beyond. This would also mean that the costs of maintaining the building would no longer be a burden on the ratepayers. It also appears that the council has dictated unneeded conditions for any prospective buyers/tenants resulting in the withdrawal of interest from said parties. Why is the council willing to spend half a million pounds to demolish a perfectly good building when the finances of Angus are already beleaguered? On top of that the council want to spend a ridiculous amount of money that they don't have on building toilets on this site. How are they going to finance someone to staff this facility? How many hours would it be open? It is in a perfect position to be vandalised/defaced when no one is around and this would also have to be paid for from Angus coffers. It seems that Angus council under the leadership of Councillor Fairweather are determined to ride roughshod over the wishes of the residents of Forfar and district once again, repeating their previous fiascos of unwise policy decisions. I believe that if it were their own money or that they would be personally penalised if their decision was deemed later to be at the very least questionable, then their recent/current handling of this matter would have seen a very different outcome.
It is a brilliant location - school children passing and people walking dogs - and great place for Cafe or after school activities. Needs the necessary investment.
it is disgraceful how Angus council have dragged this out, before the council leaders will admit they made the wrong decision based on false information.
It is still a worthwhile asset for the Community and could easily be converted to other valuable uses.
It seems such a shame to lose this centrally located resource to the people of Forfar.
It seems to have been a done deal from the beginning and who has the time, money and energy to combat the council. Yet again we have been shafted, pardon the choice of words. I feel it could be a community asset for the Forfar people. With a bit of investing and motivated people, it could be amazing but I realise politics doesn't work that way!!
It should be made into something the kids and others can use will bring people back into the town and also give the caravan park guests something to use aswell.
It should be reopened and possibly a centre with a cafe where people can go especially when the kids are at the park or holiday makers are in the caravan park
It should not be demolished as it is still a very useful building and can still benefit the community.
It still ok to use let it be used for others sports and not the same as campus no hard
It will be an extremely expensive patch of grass requiring extra maintenance for the future. Is there an accurate quoted price for demolition considering that there is every likelihood of asbestos?
It would be absolutely ridiculous to demolish a building that not only has such potential to serve the greater community. This building is in a prime location for many who cannot use the new campus, and if it hadn't been left to rot it wouldn't be in the state it is in.
It would be great for Forfar to have a cinema in the old leisure centre
It's a great space that, if properly managed could be rented out to various local sports clubs or businesses. The problem is that it doesn't look good at the moment as it's been allowed to fall into disrepair and couple that with the fact it's too big for any one individual business/sports club to take on by itself and you have an issue. If the building was cleaned up and the allowed to be rented out at a more reasonable price and in chunks, then you could have loads of good things in the building as opposed to just knocking it down and putting in more grass of which there is plenty around the loch. Stick in a diner/cafe. Wee arcade area, maybe a pool hall. The place could compliment the nearby skate park really well. It would give the local kids some where to go. It would also stop the older ones from loitering around play parks as there isn't anything else for them. Gone are the days of youth clubs and such, but there's no reason our youngsters can't have somewhere good to go. Rent out some of the gym halls to the numerous local clubs. And Angus council could make the money themselves as opposed to paying for it to be demolished.
It's an ideal venue for a food emporium or entertainment space. It's such a valuable commodity and link for the caravan park but also for the people in Forfar to have a venue which overlooks the water. Forfar is a vibrant town and has only a few venues to showcase culinary & entertainment experiences and really this could our Forfar as a destination spot firmly on the map and support other local businesses and organisations. Surely to sell to a management company would allow for use of this space rather than to loose it for good. I look forward to hearing how this progresses and thanks for the opportunity to comment.

It's very clear the local community would prefer this building was reused without the extortionate cost of demolishing it.
It's just baffling that this has gone on for so long and, still, we are in a position where the council is willing to spend such a large amount of money when there are clear alternatives which could produce income and benefit the town. I, especially, find it unfair how councillors from the other towns in Angus have had such a strong say in this matter. There are clearly alternative motives behind the decision to demolish the leisure centre and there needs to be more transparency.
Just donate it to the folk that want it and let them look after the problem and then the cost to have it demolished keep it for kids
Let the public make the decision on how its fate is
Let's turn this into some activities for the local community e.g cinema, soft play, trampoline park,
Make use of it. Allow the local businessmen to turn it into something the people of forfar can make use of.
No I do not support the proposal to demolish. Angus Council have a duty to keep buildings windows and watertight, they have failed in their duty with lochside leisure centre. The building should be repaired to the standard it was when closed in 2017. I understand the millions of pound invested in the new campus however they are not fit for community use as I'm sure you know by the small amounts of people using it. Community groups have been priced out of using it. Lochside leisure centre would make a suitable alternative. There is also the question as to why the Brechin leisure centre is up for sale or lease and Lochside was only up for lease. Lochside needs to be marketed longer and the 9 notes of interest contacted to see if they are in a position to move forward.
None
Please consider other uses for building. Community cinema?
Please don't demolish this, it could be made into a restaurant to cater to all the guests at the caravan park along with toilets and other activities. If I had the money I would do it myself!
Please reuse this building instead of wasting nearly half a million pounds of taxpayers money demolishing a building that can be reused for the community.
Please use the building as a cinema.
Proposals were submitted but not investigated? Absolute shambles. You are intent on demolishing this and it is NOT what the people want. Shameful.
Provide inside facilities for old and young persons. Give back to the community
Save the building and listen to the people.
Sell it or let it make it into something for the kids and adults to do like a bowling area or cinema or both
Should be used for the community. Should be made in to something like a cinema or entertainment complex that the community can benefit from!
Still alot of life left in the building and it should be used for the community
Such a waste if it is knocked done. Council has dealt with things very poorly where is there integrity
Surely the building could be put to use. A Community Cinema for instance. The cost of demolition must surely outway the cost of using the original building for the good of the community in some shape or form!
That area has been mismanaged for years. From the worst BMX track in the area, the provision of outdoor all weather tennis courts (the clay courts at Reid Park demolished) and football pitch that was useless as it was made of tarmac with a wall down the middle. Tennis balls were bald after a set and it was too small for football. It was also built on top of the BMX track. The crazy golf was revamped but then the shed was taken away in a cost cutting drive making it difficult to obtain clubs etc. Now there's no putting green or pitch and putt either, this was a fantastic facility back in the day. The skate facility is poor in comparison to Coupar Angus for example in fact most local towns seem to have better facilities than Forfar. Peter Pan park in Kirriemuir as an example. The campus goes nowhere near replacing and extending the leisure centre facilities and what the town needs. There should be an activity hub at the leisure centre along with cafe provision and so much more.
The area at the Loch needs a community focus, and a cafe for all the locals and visitors who love to spend time there. This Consultation has been very poorly advertised so if there is a low uptake I don't think this will be representative of the views of the people in the town
The area is dark and would potentially become a meeting place for unwanted individuals if there is no building with a purpose there. To keep movement of people with a genuine purpose
The area needs an attraction. A community building with cinema, bowling, eateries etc
The building could be put to much better use than demolishing it and returning to a patch of grass. It is a complete waste of a resource with so much potential to be used for the common good of the community. It is appalling that viable offers were dismissed pre pandemic and unsurprising that businesses and groups are no longer in the position to make such offers again. The council should better use its resources to assist groups to put the site to much better use than what demolition would offer.
The building could be sold and used in something that benefits community instead of costing the community to demolish

The building could be used as a wildlife visitor centre with Cafe and toilets or let community groups use it.
The building couldn't be used as a community centre and cinema somewhere for youths in particular to go.
The building has the potential to provide additional services/activities to the residents and visitors to Forfar.
The building is sound, why waste community money demolishing it when it could be used for the community?
The building is still in good condition, this should be utilised for other community uses, it's central to the town, the council gambled with the facility at the campus and IMO was the wrong move to put all leisure facilities on the outskirts of the town, The leisure centre was busy where it was, but thats the short sightedness of our council!
The building should be put to good use for the town and surrounding area. Demolishing this building should not be happening.
The building should be put to good use to give the children and families something to do in the town, also possibly bringing in visitors to the town
The building should be repaired and used for community use for the people of Forfar and visitors. Public toilets could be within the building, an accessible changing places facility, a cafe and the main hall could be used as a community multi-sports venue for the local sports trusts and other local sports clubs and youth teams. A sports injury rehab clinic could also be incorporated as well as a cycle have and base for other Lochside activity (walks, cycling, etc) and both indoor and outdoor children's play.... There is an asset there, which could be maintained and used for the benefit of the local people - for a similar cost to the publicised demolition cost - to demolish the building would not be in the best interests of the people of Forfar/Angus and to do so would be negligently by the council
The building should be repaired then turned into a cinema.
The building should be repurposed as a Youth Hub where young people can come to get confidential advise; enjoy playing table tennis or basketball, watch a film, for free. In return for this 'service' they should agree to have there Covid vaccinations and spend some time taking advice about future planning and job application strategies.
The building should be repurposed for the community. Since it has been abandoned the area has attracted young people who intimidate and verbally abuse users of the park. Forfar lacks a cinema . Montrose has been very successful . Why not Forfar with help from the council ?
The building should be saved and revived as a leisure facility at the loch for the people of Forfar and visitors to the town. The leisure centre was a heartbeat in the town. A place for clubs, parties, families and friends to gather. It was especially about the children of Forfar. The kids need something to do and somewhere to go, that is away from a school facility. Investment in our children should always be worthwhile. The site is a beauty spot and the building should be revitalised and re-purposed to be able to sit alongside and enhance the facilities at the Campus. Where is the pitch and putt? Where is the crazy golf? Putting? Trampolines? in Forfar? Lochside Country Park should be a visitor attraction in our ever extending town. Forfar's economy would benefit long term and more importantly, our children and the people of Forfar would benefit in terms of well-being, health, employment and quality of life. Short sightedness is not needed here. I am so disappointed that such a huge amount of money was considered necessary to demolish a building that still has such a lot of life left in it. Please be forward thinking and don't make children and future generations suffer.
The centre is still in working order and should be kept and reused
The centre should be reopened. covid has shown difficulties in accessing sports facilities and spaces due to restrictions to the school estate.
The community should benefit from the building in some form. Forfar doesn't have enough resources and activities, it should be used for some community purpose instead of being knocked down. It also makes financial sense for the council to benefit, even minimally, from the use of lochside rather than spending money to demolish it.
The cost of demolition is not something the residents of Angus should have forced upon them. This building must be cared for, looked after and income realised from its sale. It is a valuable asset. Wasting time EQUALS wasting money. Why is this situation taking so long to come to a resolution, or is due to the fact Angus Council have not received the answer it wants. Officials and Elected Members must share and make public any offers they may have received for selling the building. Secrecy is not democratic. I'm sure if Angus Council drag its heels in making a sensible commercial decision, slowly consider every other option than selling and do not carry out effective repairs and maintenance on the building, then I'm sure the building will be declared uneconomic, unsafe and demolished by default . . . a poor reflection and individuals who are employed and elected to look after the interests and assets of the people of Angus, yet a situation which is all too common.
The council are once again showing little long term vision, and an appalling short sighted short term solution.
The council have blasted on with thus knowing it is against the wishes of the people of Forfar. The money which would be used for demolition should be used to put it back into a fit sellable/rentable state to benefit all.
The country park is already big enough and is poorly attended
The demolishing of a perfectly good structure such as the Leisure centre is exactly the counter intuitive message that the building industry and even the aspirations of the Angus council should be aiming for. Retrofit and adaptive reuse offers a great opportunity for the council to think progressively about the future uses of buildings

left behind by some less imaginative urban planning that has happened in Forfar in the recent years. This is not a time to shy away but instead embrace the challenge of bringing new purpose to this site.
The former leisure centre building is worthy of development as an entertainment / community participation complex. The people of Forfar are now confused and bewildered by the lack of definitive action being taken to resolve the current situation.
The leisure centre is a perfect central location for a facility that benefits the community and tourism industry. I believe it should be leased or sold privately.
The leisure centre should be used for the community and left the way it is , cost more to demolish than get it restored ,
The Leisure Centre's is a much more accessible location for residents and visitors to access sports facilities than is Forfar Academy on the extreme edge of town. It also provides the only public toilets for those visiting Forfar Loch where there are no public facilities.
The Lochside Leisure centre was and still is an important part of Forfar. There does not need to be only one Leisure Building / Community Campus.
The money that is clearly available for demolition should be used instead to develop the building for the community to use such as Cinema, cafe, bowling.
The money that would be spent on demolishing this building would be far better spent investing in the community by allowing the building to be developed/leased potentially allowing for businesses, employment opportunities and safe community spaces.
The property is in a good location and could be turned into a meeting place/community hub and the toilets used by walkers round loch.
There are groups ready and willing to use this building. It could have multiple uses for the common good. This building does not need to be destroyed. The cost could be avoided for demolition and the building enjoyed again.
There are lots of groups who have expressed an interest in using the centre!
There are lots of options for the building, coffee shop, cinema, bowling alley.
There are no words to say how silly this whole episode is. It's time for a new council who actually work for the people who put them there. Let's not waste any more money and why did they spend money advertising the building when the intention was obviously to demolish come what may. Shame on everyone involved.
There are parties interested in transforming the building into a building that could be used to benefit the whole community. As someone who regularly walks in the area I would welcome the old sports centre buildings being used in this way. Toilets, a cafe, teenage/kids drop in centre or similar would all provide much needed resources and the potential of jobs within the area.
There are very few places for the young people of Forfar to go after school and in the holidays. The leisure centre should be turned back into a place where young people can meet and stay off the streets and be safe.
There have been offers to purchase this building to turn it into something for the community but as usual the council will not listen the people of Forfar and again are asking for people's opinions on the old leisure centre. There is an opportunity to turn it into a usual building again but every hope of this happening are being shot down but Angus Council. There is nothing for kids to do in Forfar, the leisure centre is big enough to accommodate something for everyone and toilet facilities for visitors to the Loch. It should not be demolished!!!
There is enough waste of perfectly good resources by Angus council, and this is yet another example, a great community asset torn down for what reason, especially when the cost is as expensive as it will be. Community groups, sports clubs, charities could utilise the space, open up a community cafe, I'm sure the people that use the Loch would appreciate somewhere to have a cuppa after a nice walk, and also toilet facilities which are sadly lacking in the area
There is no need to spend a huge amount of tax payers money demolishing this building when there is no need. 2 business men have offered to buy and turn it into a building for the community. Yet you choose to ignore this. Angus councillors have been put in position by their citizens, yet they choose to ignore them.
There is not enough capacity at the new campus for everyone, many more would benefit reopening the old leisure centre. After 20 years + of playing football we have lost our spot ...
There is nothing to do in Forfar for children. Would rather the leisure centre was used to host a cinema, bowling, trampoline centre etc and community groups/kids clubs.
There is so much potential to be given from this building to the community, those with disabilities the elderly, the youth and wider community to destroy this building is taking away opportunities for different experiences, sports, youth clubs, gatherings, possibly a cinema hall, a cafeteria etc etc it's location is central and great and over the years has brought in tourists provided a toileting area, clubs, sports, community nights for those with disabilities etc, im aware of the community campus but its location is ridiculous, the leisure centre is a fantastic location with so much potential, so much money and community spirit could be made from this place more than just demolishing it
There was insufficient time given to consult with groups and businesses who could take parts of the centre on. There are no facilities at the leisure centre, next to what must be the biggest goldmine in Forfar for 6 months of the year, and I suspect a short-term use could be found until such a time as £500,000 can be justified from the public purse for demolition.
There's lots that the building can be used for, turn it into a cinema, which the locals will use and it safes older children having to go to Dundee. Montrose has just it with the old swimming pool

Think this place is a must to be kept ,as so near park etc where people can exercise and have toilet and food facilities
This was reported with no link and i needed to hunt for it. How do you expect folk to know yet another vote is on. This is a ridiculous saga and the building will now be in an even bigger state of disrepair. Why were none of the 9 expressions of interest followed up? 3 years of neglect by council is shocking. This was a public asset. Swimming pool in vennel will be next problem
This building could be demolished and a new building put in its place. A visitor centre that can be used as a cafe, educational resource (details of the loch and it's history, connection with Malcolm Canmore, what to look out for on the loch, which visitors arrive and at what time each year etc. etc.), ranger centre (this could return the house that is now used as a ranger centre to the housing account and can be let as social housing, there is a shortage of 3-bedroomed homes in the area). Alternatively, the existing building could be retained, the visitor centre set up in the building and the remainder of the building offered to community groups on an asset transfer basis e.g. groups could asset transfer parts of the building instead of the whole building.
This building could be used by community groups and be a base for support service for young people and homeless people. There is scope for a cafe for all the community and toilet facility, especially much needed disabled toilets. It could be akin to the Friockheim hub idea.
This building could be used for something far more beneficial to the community and at far less cost and there have been a number of genuine interests in this which have been dismissed. Appalling waste of a building.
This building could be used for multiple business opportunities and create jobs
This building could be used in the community
This building could be utilised and turned into something for the Forfar community to benefit from. There's enough grassland in Forfar without another chunk. The cost to demolish this is ridiculous when it could be used and being money into the town.
This building deserves to be used again and not waste council money demolishing something which is structurally safe, listen to the community we need a community space for families and keep crime down on the streets many thanks for your time.
This building is an public asset, to build something of this size today would cost tens of millions and we are just going to flatten it. Forfar is getting more populated every year and I think in ten years time we will look back with regret at demolishing, or if the building is still there it will most likely be getting used, it just needs proper support from the council and someone to come along with proposals like there were before this consulatation was rushed through. I mean come on who would just leave a gaping hole in the roof of a building for the sake of a few grand that itself tells me that there has been little to no effort from the council to maintain the building thus increasing the there own case for demolition.
This building is structurally sound and can benefit the town. Local community organisations have been interested in using this building and should be allowed to do so as it will benefit the community as a whole.
This building is too good to just demolish. Angus council seem hell bent on this being the outcome from the start. It should be utilised and restored- had it been looked after properly in the first place it wouldn't even be a consideration to demolish.
This building should be refurbished and reinstated as a leisure centre for the public good
This building should be repaired and restored.
This building should be reused for community benefit.
This building should be saved as it will be used by lots of people who walk around the Loch, cafe and especially toilet facilities for walkers to use. It has lots of potential for visitors to use, games rooms, gym etc.
This building should be sold as per offers received and dismissed by local councillors
This building would be a fantastic site for several business opportunities. Could be made into cinema, 10pin bowling, soft play centre, cafe and other activities. This should definitely not be demolished.
This building would benefit from being a community hub for Forfar and Kirriemuir. Makes sense to save money and provide the community with what they need.
This can be used to provide services to the community, for example, there is adequate rooms that can be utilised for mental wellbeing groups, youth projects and indoor or outdoor cinema to bring families together. Indoor markets also utilise the climbing wall for those interested in learning the ropes for more advanced munro's instead of having to go to Dundee or further afield. The council do what they do always, leave a building to go to ruin so they can raise it to the ground! Forfar needs to have this building utilised, think out the box for a change!
This could and should be an asset of the community. The waste of time and money of the council in making this decision is criminal, and could have been of to other Angus residents!
This is a community asset that could be put to good use by various organisations within the town. It could provide space for community theatre, cinema, cafe, toilets which are greatly needed for the Loch Country Park, etc.
This is simply awful and Angus Council should be doing more in hard economic times to bring community together in a venue such as this.
This leisure centre building provides a much needed base for the people of Angus and the surrounding areas, to attend classes, sports, meetings, and for the elderly residents to go for a cup of tea in the cafe area after a

<p>danger round the park .it's also good for the nearby caravan park guests to take their children (often special needs), for a relaxing time with the many events, sports the building used to host</p>
<p>This needs to be considered and a project in place to create something weather its retain the building and create a community space in partnership with local organisations together or demolish as part of a new project to build a new building with the excess money not needed for the cost of demolish to create a community space and toilets including a changing places toilet which would make the most sense and encourage the Loch to be enjoyed by all making it fully inclusive. The council need to re think how they work with the community rather than against we could have something great if we all work together :)</p>
<p>This survey has a bit of a flaw in it. The question about the demolition is a bit leading. My feeling is that a lot of people just want a decision to be taken rather than prevarication. I have a view that, as a well used Country Park (and play park) there is a lack of toilet facilities that the community can use. The location is ideal for that. Also, the figures I've heard for demolition at £500K. Can that not be used to repurpose the facility rather than remove it. The facility can then be passed on to a willing group either public or private to use it for the "common good".</p>
<p>To demolish a perfectly good building is ridiculous. Especially when there are people willing and able to turn the building into a place for the community and visitors to use. Forfar has a lot of green space but nowhere for teenagers to go and nowhere for families. So to make more green space seems counter productive. Surely getting visitors and people who stay in the town to spend their money in the town is a better idea than the council spending more money demolishing then upkeeping the land??!! How the members of the council cannot see that this makes more financial sense, especially when they are trying to save money by making cuts here, there and everywhere, is beyond me. What do their financial advisors think?????</p>
<p>Toilet provision for the Forfar Loch visitors could be saved if incorporated into the future use if the Leisure Centre.</p>
<p>Try and save this building sorely needed in Forfar</p>
<p>Turn the centre into a community hub</p>
<p>Use part of it to replace the library. Provide a community cafe and rooms for different groups to use.Toilets and charge for using them.</p>
<p>Used for the public !! Cinema, cafe, toilets. Restore it n sold. Definitely not demolished!</p>
<p>Utilise the building!!!!</p>
<p>Waste of a asset to the town. Can be reused for the People of Forfar.</p>
<p>Waste of taxpayers money to demolish this building, it should be let out not razed to the ground. Council funds are stretched without spending hundreds of thousands on demolition costs. Whole episode reflects poorly on the county.</p>
<p>We should be doing something good for the people of Forfar-ie cinema / cafe give them something to do in the evenings</p>
<p>We do not support the demolition of this building. It is a useable building that Angus Council has left to deteriorate. They have a duty to maintain all public assets, they have failed in their duty to maintain even to basic wind and watertight. Angus Council should make good this building which would assist in the leasing. This building was only marketed for a short time during a global pandemic, noting it was not marketed for sale only lease where Brechin former leisure centre is marketed for both sale and lease, it would appear that this is manipulation from Angus Council to make this building unattractive to get their aim of demolition. The report that went before council stated 9 notes of interest in the building , the report lacked information on what the use was and if these parties were still interested. No decision should be made until all these parties have been contacted. This is premature.</p>
<p>We need to keep this as it is not sinking as the survey done has shown. The only reason it was said to be sinking was so they could get the community campus which is a total waste of time as half the facilities are not open at times to suit working people.</p>
<p>We need yo save this building and put some facilities for the use of everyone at the loch, the leisure centre could be used for the good of the community</p>
<p>What a waste of a perfectly good building. This should have been considered before building the new campus which is not large enough for Forfar which has many new houses and is getting larger. Any offers should be considered as it will be money saved on demolition. Surely any offer will be better than the cost of demolition.</p>
<p>What a waste of money to demolish</p>
<p>Why are we back here again after all this time & money spent stopping this from happening???? I'm flummoxed, I was sure I'd heard of several groups & organisations who wanted to do something with the leisure centre why have they been ignored, this is the worst council Angus have ever had for brushing aside the community,s wishes or even ignoring them they have ALWAYS wanted to demolish this building no matter what & it's disgusting that it looks like this may happen very sad day If it does</p>
<p>Why demolish it can be put to good use in some manner surely</p>
<p>Why would you spend so much money to have another patch of grass, you also have a huge patch of grass on the former pitch and putt which is never used.....</p>
<p>Would like the building used for something such as a cinema.</p>

Would like to see a cinema or theatre

Would love to this building made into something

Would rather see the building used. Whether that is by a private business or community organisation, it has to be better than demolishing the building. It is a much loved building which holds a special place in the hearts of local people. It has lots of life left in it yet. Giving it back to the Forfar Common Good fund it is pointless. What happens to it then? Nothing, it is turned into grassland, of which there is already plenty. Different story if you then did something with it, like a better park, toilets etc.

Responses in Support of Demolition

A toilet facility at the site requires to be provided for visitors and the entire car park area should be reopened..
Agree to demolish as Centre is currently an eyesore.
Although I don't live in Forfar, I work here and was a regular user of the former Leisure Centre in the past. Although from my purely personal point of view of ease of access for lunchtime use the old place was better located and easier to get to for lunchtime use than the new replacement centre, there is no getting away from the fact that the new leisure centre is superior, apart from location (personal point of view), in every other way (although since lockdown it's been over 2 years since I last used it, living away from Forfar as I do). It makes sense to remove the old building which is surplus to requirements and costs the Council via AngusAlive, money to keep secure while getting no income from it. Sentiment is never a good main reason to retain a facility which has now been superseded, is out of use, and is now a drain on scarce resources.
An absolute eyesore!
Build toilets
Building is past it's useful life and is no longer valued by the community. It behoves Angus Council to use common good assets for the benefit of the wider community and not allow such assets to be used for petty political ends. I support the demolition of the old leisure centre.
Demolition and return to country park should be carried out ASAP to remove this eyesore
Depending on the condition of the building, I suggest that consideration be given to utilising the former leisure centre as a vaccination centre prior to demolition. This could free up other facilities like the Reid Hall to return to normal use and income generation for Angus Alive.
eye sore
Gone on too long
Have voted to have it demolished already which won the majority vote
how a jixsajbbdsgchuigiegheueiegg cugruygcygcbfygfuiewhfwuewhfcuvurvchfuerhfurehvurhfhc
I agree it would be best to demolish the leisure centre as it has been in a bad state of repair for some time. The loch area is used by many families in the town therefore extending the country park space would be beneficial to all ages.
I can see no future for this building due mainly to its size being far too large for any relatively small organisations to consider running it successfully.
I feel this land could be used better by the people of Forfar if outdoor leisure activities were prioritised in that space. The uilding is ugly and falling down. If anything, new eco build spaces should be created from the space to allow community groups to rent.
I support demolition
I support restoring the site to country park, however I would like to see the erection of a public toilet.
I think it should have been sold to the business owners who showed interest in the beginning. I don't agree with it as a lease option as it's not an appealing option and still sat idle encouraging offensive graffiti and children to go on the room which is unsafe. If it's not being put up for sale then it's becoming an eye sore and therefore the only reason I would support it being demolished and I think a simple yes/no option isn't ideal as there are so many Grey areas. If it is made into a cafe, toilets, bmx track and no prospect of being put on the market to buy, then yes I support demolishing it, but the cost of this is incredible? but I would ask why a sale isn't an option??
I think under the current market it will be hard to sell or let and would therefore be better to be restored back to country park or an improved play park.
I was born and grew up in Forfar and still live in Angus. Having many happy memories of the Leisure Centre over the years; from birthday parties, to ballet lessons and, trampoline and squash clubs. It was a wonderful community space. The community was gifted Forfar Community Campus as a modern replacement for the Leisure Centre for future and current generations. At this point, the Leisure Centre should have been demolished. The fact it hasn't and this debate has been allowed to continue for almost five years is disgraceful and an embarrassment to the town. The building should be demolished and put back to a country park, with investment into the Ranger Centre to include toilet and cafe facilities - let's make this space something for Forfar to be proud of again!
I would like to see more made of the country park, perhaps interpretation about the wildlife, a birdwatching hide or shelter of sorts, picnic area. The building is very much past it's best, the site could be far more appealing without it.
If it can't be used, it needs to be removed as it is an eyesore.
If the centre is demolished, it should be replaced with some form of resource centre for the community with toilet facilities, cafe (possibly), etc.

It has now become an eyesore, and no longer suitable for residents of Angus
It is a shame that it has taken the council this long to make their plans for the site clear. Had a more transparent approach been taken from the beginning, more people might have been persuaded sooner.
It is an eyesore and very run down. Demolish and put a bmx track and a cafe there for everyone to enjoy the view and the caravan park would use the cafe too.
It is an eyesore now and needs to be demolished. A better family/children's play area to fit in with the natural area of the loch would be much more fitting.
It is an eyesore, budget was set aside to demolish years ago when new campus was opened, we already had a survey, tory administration decided to ignore
It is an ugly building that was no longer fit for purpose BUT I do think they should build a cafe with toilets so visitors to the park can have a hot drink and go to the loo.
It's a complete eyesore of a building which has had its day. Perhaps the council could build something more fitting in its place.
IT'S A DISASTER
It's an eyesore and has no future use.
Its an eyesore and serves no purpose at all. No on wants it or to spend money on it. Knock it down.
It's an ugly building and investing in modern purpose built facilities would be better. Or improving the park would be a better option for the town to invest in.
Its costing money that the council is short of and there is other things that need that money
Leisure centre was good for the community, but, being built on reclaimed land, was always liable to subsidence. Is it not a fact that the facility had to be re-floored several times? As a user of the centre, it was plain to see that the building was not stable, with cracks on the walls, gaps where the walls met the floor, unevenness etc of the floors. It was a good facility for the town, but, I'm afraid, its time has come to be demolished and the ground returned to the Common Good.
n/a
No comment
No further comment.
Once demolished I would like to see a live stream video stream from the park. Perhaps a tall pole with numerous cameras that locals can watch live. This would serve many purposes but primarily the observation of wildlife and the changing seasons in the country park, and also as a deterrent for the frequent vandalism that occurs. Local groups and schools could use it as an educational tool and use it to warn pupils of the hazards the ice and blue algae pose. The rangers could have live feeds into the ranger station for less able visitors and to monitor activity from visitors and wild life. I think this would be a well used resource for many groups and individuals.
Place is an eye sore.
Please proceed to demolish at the earliest opportunity and stop spending money on a centre that has already been replaced with modern facilities.
Restoring the land to parkland is the best option as building is unsuitable for conversion to other uses without partial demolition / major restructuring. A further concern however is the two areas on the former "pitch & putt" are where 50(+) year old buried refuse seems to be coming to the surface. As the whole area was Forfar's "dump", but no provision for the escape of methane and other gasses was made when the area was covered over, this may also want to be examined.
Should flood the land bigger loch more for flooding.
The area will be much better when the old building has been demolished and the area landscaped. Please also consider demolishing the derelict '5 a side courts'. This area could be incorporated into the small skatepark to create a far better resource for young people, shouldn't cost too much.
The building has been standing empty for 4 yrs and has been subject to water egress and vandalism. I believe any group coming forward for asset transfer or similar would need access to a large amount of money just to get the building up to a standard fit for use. There would then be a need for more money to turn it into something such as a community hub cinema or similar. This I believe would be beyond any community group or club as access to funding for this type of project is very hard to come by in the short term.
The building is a complete eyesore!! Get it down once and for all
The building is a total eyesore in what is a very lovely spot and completely spoils the outlook on the approach to a walk around the loch.
The building is an eyesore and needs to come down as soon as possible.
The building is an eyesore and this has gone on far too long.
The building is an eyesore in a lovely country park. The land should be restored to parkland with a view to extending the current playpark at the lochside

<p>The building is no longer a viable building and it would be more beneficial to the town to knock the centre down, replacing it with an area where perhaps artisan mobile vans could serve beverages etc with a toilet facility to be included as well</p>
<p>The building is no longer of practical use and is costing a ridiculous amount of money to maintain whilst sitting empty. I was interested to note that despite being up for rent it appears that no one has stepped forward to take on the lease including those local businesses men who were full of ideas for the place and disputed its demolition before. The best option is demolition and then to landscape. The building is no longer fit for purpose.</p>
<p>The current building is such an eyesore and is spoiling the area around the loch which would be much better served by somewhere to sit down, have a coffee or a picnic and watch the world go by. The walk around the loch is used by walkers, dog walkers, cyclists, runners, visitors etc. - all of whom would no doubt welcome a refreshment area. I think to the V&A in Dundee, who have allowed a refreshment van to set up outside the museum which draws large crowds every day helping to make the area vibrant and somewhere you want to visit. We would be well served by something similar at the loch especially when we have the caravan park, children's playpark and skatepark nearby. This could also potentially support local businesses who have had their livelihoods seriously impacted by the pandemic. There is also potential to develop the country park theme, making the loch more accessible to everyone and looking at new ways of engaging young people in the animals, birds and flora which make the loch their home.</p>
<p>The demolition of the former Lochside Leisure Centre may already include the demolition of the tennis courts; if it doesn't would the Council please consider the demolition of the tennis courts as they are also an eyesore. Many thanks.</p>
<p>The facilities have been replaced with new campus. Time now to clear the area and return to park land.</p>
<p>the idea that a firm can take over the former council centre is ridiculous as the property is on FORFAR community Good land and is there for the use of the Towns folk when the land was donated and should still part of the town common good land and used as a country park not a firm running the leisure centre as a business for money gain .</p>
<p>The leisure centre has seen its day. This process has been a waste of public funds thanks to a minority. Demolish the building</p>
<p>the quicker it is demolished the better</p>
<p>The structural integrity of the building would mean it would be a continual drain on meagre council funds if it is retained. There are plenty alternative facilities available in and around Forfar.</p>
<p>This building will eventually be demolished. I question any business being able to afford that inevitable cost. This is prime land and in my opinion cannot be sold to anyone. Lease is the only option.</p>
<p>This has been a long and protracted process that has cost the Council considerable amounts. Is there any way that the process could have been handled differently and expediently. We should reflect on this long sorry saga that reflects badly on the Council</p>
<p>This has taken so long to decide to be demolish and also wasting money. When a new Centre was built .</p>
<p>Too much money, time, and resources have been wasted on this already. It's obvious that no one / organisation has a viable use for the building. The sooner it demolished, and the area landscaped the better for all.</p>
<p>We need to create a value piece of land under Angus Council's ownership and control.</p>
<p>Whilst I support the demolition, this consultation should have taken place at the initial stage!</p>
<p>You want to demolish it anyway and don't want anything done with it to save it. If you're demolishing it, turn it into a usable park and proper play area for children. Looks at other parks within Angus and Forfar is lacking any inspiration and fun apparatus. It doesn't take much to use the mounds to have a slide down with a rope to get up. Make it back into the fun place it used to be.</p>
<p>A small attractive modern building big enough for a possible café and/or room for community meetings etc would be advantageous. Also to include toilets.</p>

OPTIONS APPRAISAL

Report No 98/21 provided an option appraisal which is reproduced here.

The following Option Appraisal seeks to follow the principles set out in the Accounts Commission guidance "Options Appraisal: are you getting it right?". The following appraisal is considered to be proportionate to the scale of the project, the public interest in the project and the financial consequences to the Council and Common Good. The following pages set out a qualitative and quantitative data assessment of the various factors for each of the options. **For the avoidance of doubt the options appraisal is intended to guide, inform and support members in reaching a decision on this matter not to dictate the end outcome.**

Objective of the Options Appraisal

The objective for this appraisal is to assist members to make a decision on the future of an unused building that has experienced subsidence, has ongoing challenges, and is declared surplus to council requirements. The Council has no identified need for the building so the key objective of this report and the appraisal of options in Appendix 4 is to determine what happens with the building in the context of it being surplus to the Council's requirements.

The alternative options to deliver this objective are set against the applicable Council's priorities as set out the Council Plan approved at the Special Angus council meeting on 4 March 2021 as:

1. **Angus to be a go-to place for businesses**
2. **To maximise inclusion and reduce inequalities**
3. **Our communities to be strong, resilient and led by citizens**
4. **Angus Council to be efficient and effective**

Of the above it is considered that this project can contribute to 1, 3, and 4 and the specific priorities for the Council Plan as:

1 Angus to be a go-to place for businesses

Economy

We want Angus to be a 'go-to' area for businesses

- support the creation of local, paid, and lasting job opportunities for our citizens
- make Angus a low-carbon, sustainable area
- support business and economic growth by improving the physical and digital infrastructure

The potential for the impact of the project options on the economy is scored as part of the qualitative assessment

3 Our communities to be strong, resilient and led by citizens

The potential for the impact of the project options on the community is scored as part of the quantitative assessment using the consultation results.

4 Angus Council to be efficient and effective

Our council

We want Angus Council to be efficient and effective

- listen to the needs of our customers and by working for and with them deliver better public value
- develop a commercial approach where appropriate, to make the most of our limited resources
- identify any further opportunities for efficiencies in revenue budget
- identify efficiencies in capital spend through end to end review of programme and projects
- continue the rationalisation of our property

Listening to the needs of our customers and by working for and with them deliver better public value is addressed by consideration of the consultation results.

Efficiencies in revenue budget and capital spend is addressed by consideration of the revenue and capital impact.

Continue the rationalisation of our property is the focus of this report and the risks associated with retaining ownership of the building are assessed in the risk score.

In addition to the above the land and the building in question are Common Good property. The Council has a role as custodian of the Common Good for future generations and therefore retention of the common asset has been included in the option appraisal as a consideration.

Appraisal Rational

The appraisal looks at:

- Impact on the economy
- Strong, resilient Community led - Consultation results
- Potential Financial Implications
 - Capital
 - Revenue
- Risk
- Retention of the Common Good property for future generations

Scores are then allocated to each of the factors based on a scale from -3 to +3 for negative or positive impacts.

The following scoring has been used whereby objectives are graded between -3 (significantly negative impact); 0 (neutral impact); +3 (significantly positive impact).

Significant negative impact	Moderate negative impact	Low negative impact	Neutral impact	Low positive impact	Moderate positive impact	Significant positive impact
-3	-2	-1	0	+1	+2	+3

For the quantitative data the impacts are gauged by the scale of the data. Thus, the costliest capital option of demolition at a budget of £427,000 is given a -3 score. A sale which is estimated to generate a capital receipt of say 1/3 of £427,000 (£142,000) would score +1.

For the objectives which are qualitative the scoring is compared across the options and graded according to the scale of the impact.

As a CAT may be a lease or a sale, the assessment has been split to score both with some elements being common to both.

The scores against the objectives are weighted on the following basis and the weighting gives higher priority to the consultation results; the capital plan impact; and the revenue fund impact. Costs have been considered over a 5-year period to align to the council's capital plan and to compare medium term solutions for the building.

Objective	Weighting
Impact on the economy	10
Strong, resilient Community led - Consultation results	20
Capital	20
Revenue	20
Risk	10
Retention of the Common Good property for future generations	10
TOTAL	90

It is important to stress that the above approach to assessment of the different options is intended to provide a guide to members in making a decision not to provide a definitive answer. As with all assessment models the results need to be interpreted and used carefully.

Option 1 – Do nothing; leave the building as it is currently

Used as a benchmark with other options, not realistic to leave the building as is over the longer term

Objective	Score
Impact on the economy Retaining the building is assessed as having a negative impact in terms of economic development or job creations as the closed site may have a detrimental impact on tourism to the adjacent caravan site and overall attraction of the Country Park	- 2 (based on detrimental impact on tourism)
Strong, resilient Community led - Consultation results 1.4% responses in favour (ranked 5 th of 5 options)	0 (based on 35.9% = +3)
Potential Financial Implications Capital <ul style="list-style-type: none"> • Capital Cost £0 (saves demolition and utility separation costs) at least in the short term • Capital Receipt £0 	0
Revenue <ul style="list-style-type: none"> • Revenue Costs £51,000 per annum (non-domestic rates/other unavoidable running costs such as insurance) would be incurred indefinitely; potential increase in costs if deterioration requires emergency maintenance • Revenue costs assumed to fall to the Forfar Common Good Fund in due course. Over 5 years this would be in the order of £255,000 	-3 (based on £255k over 5 years = -3)
Risk <ul style="list-style-type: none"> • Future deterioration may require action to ensure that the building remains safe • No requirement to petition the court for consent to dispose of Common Good property • Risk of vandalism • If the building due to its history of subsidence requires demolition on safety grounds at some future point the liability for those works are assumed to fall to the Forfar Common Good Fund and the Fund may be unable to afford such significant costs without support from Council funds. 	-1
Retention of the Common Good property for future generations The status quo will retain the building and the land in Forfar Common Good ownership; but access to either by the community would be restricted	0

Option 2 – Sale of building and land on which it sits

Objective	Score
<p>Impact on the economy Selling the building will potentially be beneficial in terms of economic development and job creation if the building is used commercially for new business.</p>	<p>+2 (based on the purchaser creating new jobs and attracting new visitors to Forfar)</p>
<p>Strong, resilient Community led - Consultation results 23.1% responses in favour (ranked 3rd of 5 options)</p>	<p>+2 (based on 35.9% = +3)</p>
<p>Potential Financial Implications Capital</p> <ul style="list-style-type: none"> • Avoids demolition costs for the council if sale achieved • Capital Cost £20,000 for utilities separation costs • Current repairs to the roof in the order of £10-20,000 estimate subject to further investigation. Roof repairs would be required to avoid further deterioration. In all other aspects the building could be 'sold as seen'. Repair costs assumed to fall to the Common Good but this will be confirmed once new accounting policy determined. • Capital Receipt from sale potential in the order of ten thousands to £100,000 or net £60,000 capital receipt 	<p>+0.4 (based on £60k net receipt after costs and £427k=-3)</p>
<p>Revenue</p> <ul style="list-style-type: none"> • Revenue Costs £51,000 per annum (non-domestic rates/other unavoidable running costs such as insurance) until sold; saves revenue once sold Using a 2-year timescale for sale completion, including Court decision on alienability, would give a revenue cost of £102,000 • Revenue costs assumed to fall to the Forfar Common Good in due course 	<p>-1.2 (based on £255k in 5 years = -3)</p>
<p>Risk</p> <ul style="list-style-type: none"> • Limited control on the final use of the building other than via planning powers • Purchaser interest with timing impacting on costs to Common Good • Purchase price • Timescale for sale and revenue costs • Further deterioration of the building until sold • Formal Section 104 Notice outcome – consultation may not be in favour of sale • Requirement and timescale to petition the court for consent to dispose of Common Good property • Potential vandalism until sold 	<p>-1 (based on risk of market interest and price)</p>
<p>Retention of the Common Good property for future generations Selling the building and the land would not retain the property in Forfar Common Good ownership</p>	<p>-3</p>

Option 3– Lease of building and land on which it sits

Objective	Score
<p>Impact on the economy Leasing the building will potentially be beneficial in terms of economic development and job creation if the building is used commercially for new business.</p>	<p>+2 (based on the lessor creating new jobs and attracting new visitors to Forfar)</p>
<p>Strong, resilient Community led - Consultation results 11.4% responses in favour (ranked 4th of 5 options)</p>	<p>+1 (based on 35.9% = +3)</p>
<p>Potential Financial Implications Capital</p> <ul style="list-style-type: none"> • Avoids demolition costs for the council at this time • Capital Cost £20,000 for utilities separation costs • Current repairs to the roof in the order of £10-20,000 estimate subject to further investigation would be required. • Repairs to floors and vandalism would be required or off set against rental income • Heating, electrical and water systems would need to be recommissioned • Landlord repair costs assumed to fall to the Forfar Common Good but this will be confirmed once new accounting policy determined. • Further investigation and discussion with the tenant would be required to give a detailed cost. For comparison purposes at this stage repairs are estimated at £75-100,000 and rental income is estimated at £15,000 per annum • Capital receipt £0 	<p>-0.8 (based on £110k costs and £427k=-3)</p>
<p>Revenue</p> <ul style="list-style-type: none"> • Revenue Costs £51,000 per annum (non-domestic rates/other unavoidable running costs such as insurance) until let. • Saves revenue once let, but may incur costs if any gaps in tenancy • Experience of the time for property to secure tenants suggests 12 months minimum and using this timescale, including Court decision on alienability, would give a revenue cost of £51,000 • Would provide an income stream once let. This is difficult to determine but has assumed to be £15,000 per annum • Scored assuming that rental income and above costs would have a neutral impact over a 5-year period • Any future maintenance and upgrades would fall to Common Good 	<p>0 (based on £255k in 5 years = -3)</p>
<p>Risk</p> <ul style="list-style-type: none"> • Market interest, with timing impacting on costs to Common Good • Lease price • Timescale for let and revenue costs; and if there is a change of tenancy • Further deterioration of the building • Retains ownership and potential need for future funding intervention from Common Good 	<p>-2 (based on market interest/and retention of building with future costs)</p>

<ul style="list-style-type: none"> • If the building due to its history of subsidence becomes uneconomical to repair or suffers a catastrophic failure at some future point the liability for demolition at that point is assumed to fall to the Forfar Common Good Fund and the Fund may be unable to afford such significant costs without support from Council funds. • Formal Section 104 Notice outcome – consultation may not be in favour of lease. Consultation would take place once a tenant has come forward so that adequate details can be included in the consultation. • Requirement and timescale to petition the court for consent to dispose of Common Good property • Potential vandalism until let 	
<p>Retention of the Common Good property for future generations Leasing the building and the land would retain the property in Common Good ownership but access by the community could be restricted depending on who the tenant is to be and what purpose they use the building for. In the absence of any clarity of who may lease the building a neutral impact has been assumed.</p>	0

Option 4– Community Asset Transfer (CAT)

Objective		Score CAT Sale	Score CAT Lease
Impact on the economy A CAT use for the building will be potentially beneficial in terms of economic development and job creation if the building is used for a community project. As a community led project volunteers may be used rather than paid employees, and the score is lower than a commercial sale or lease		+1	
Strong, resilient Community led - Consultation results 28.4% responses in favour (ranked 2 nd of 5 options)		+2.4 (based on 35.9% = +3)	
Potential Financial Implications Sale - Capital <ul style="list-style-type: none"> Avoids demolition costs for the council if sale achieved Capital Cost £20,000 for utilities separation costs Current repairs to the roof in the order of £10-20,000 estimate subject to further investigation. Capital receipt likely to be low giving at best an assumed cost neutral capital position 	Lease - Capital <ul style="list-style-type: none"> Avoids demolition costs for the council at this time Capital Cost £20,000 for utilities separation costs Current repairs to the roof in the order of £10-20,000 estimate subject to further investigation. To attract/enable a viable CAT the council may need to undertake improvements to the fabric of the building, Repairs to floors and vandalism would be required or off set against rental income Heating, electrical and water systems would need to be recommissioned Further investigation and discussion with the tenant would be required to give a detailed cost. For comparison purposes at this stage repairs are estimated at £75-100,000 Repair costs assumed to fall to the Forfar Common Good but this will be confirmed once new accounting policy determined. 	0 (cost neutral)	-0.8 (based on £110k costs and £427k=-3)
Sale - Revenue <ul style="list-style-type: none"> Revenue Costs £51,000 per annum (non-domestic rates/other unavoidable running costs such as insurance) until transferred; saves revenue once sold Experience of the time for property to complete CAT suggests 2-3 years and using the timescale of 2.5 years, including Court decision on alienability, would give a revenue cost of £127,500 	Lease -Revenue <ul style="list-style-type: none"> Revenue Costs £51,000 per annum (non-domestic rates/other unavoidable running costs such as insurance) until let; saves revenue once transferred Experience of the time for property to complete CATs suggests 2-3 years and using the timescale of 2.5 years, including Court decision on alienability, would give a revenue cost of £127,500 	-1.5 (based on £255k in 5 years = -3)	-1.3 (based on £255k in 5 years = -3)

<ul style="list-style-type: none"> Revenue costs assumed to fall to the Forfar Common Good in due course 	<ul style="list-style-type: none"> Would provide an income stream once let which would be lower than a commercial let. Scored assuming that rental income over subsequent 2.5 year period would have a positive impact in the order of £15,000 Revenue costs assumed to fall to the Forfar Common Good in due course Ongoing future maintenance and upgrades would fall to Common Good 		
<p>Risk</p> <ul style="list-style-type: none"> CAT interest with timing impacting on costs to Common Good CAT sale price/rental price Timescale for transfer and ongoing revenue costs. Further deterioration of the building Lease retains ownership and potential need for future funding intervention from Common Good Formal Section 104 Notice outcome – consultation may not be in favour of CAT. Consultation would take place once a CAT has come forward so that adequate details can be included in the consultation. Requirement and timescale to petition the court for consent to dispose of Common Good property Potential vandalism until transferred Under a CAT lease if the building due to its history of subsidence becomes uneconomical to repair or suffers a catastrophic failure at some future point the liability for demolition at that point is assumed to fall to the Forfar Common Good Fund and the Fund may be unable to afford such significant costs without support from Council funds. 		<p>- 2 (based on no CAT interest to date)</p>	<p>-3 (based on no CAT interest to date; and retention of building with future costs)</p>
<p>Retention of the Common Good property for future generations A CAT of the building and the land would retain the property in community ownership albeit not necessarily Common Good ownership if a CAT sale. Access by the wider community would depend on the terms of the CAT. A CAT lease retains the Common Good ownership of the building and land.</p>		<p>+1</p>	<p>+2</p>

Option 5– Retain the parkland and demolish the building

Objective	Score
<p>Impact on the economy Demolishing the building will potentially have a low positive impact in terms of economic development and job creation as it opens up opportunities for expanding the loch side activities. The expanded Country Park would continue to attract tourists and visitors.</p>	<p>+1</p>
<p>Strong, resilient Community led - Consultation results 35.9% responses in favour (ranked 1st of 5 options)</p>	<p>+3 (based on 35.9% = +3)</p>
<p>Potential Financial Implications Capital</p> <ul style="list-style-type: none"> • Capital Cost £20,000 for utilities separation costs • Capital costs of circa £380,000 for demolition • Capital receipt £0 • Overall budget £427,000 provision in 2022/23 	<p>-3</p>
<p>Revenue</p> <ul style="list-style-type: none"> • Revenue Costs £51,000 per annum (non-domestic rates/other unavoidable running costs such as insurance) until demolition commences and saves revenue once demolition thereafter • Timescale for demolition, including Court decision on alienability, of 12 months, giving revenue costs of circa £51,000 	<p>-0.6 (based on £255k=-3; so £51k = -0.6)</p>
<p>Risk</p> <ul style="list-style-type: none"> • Tender process • Formal Section 104 Notice outcome • Requirement and timescale to petition the court for consent to dispose of (which includes demolishing) Common Good property 	<p>+1 (based on most factors being known, and the consultation response in favour of this option)</p>
<p>Retention of the Common Good property for future generations Demolishing the building and retaining the land would retain the original Common Good property, the land, in Common Good ownership. The land would be available for public use as parkland.</p>	<p>+1</p>

Summary of Scores and Weighting

Objective	Weighting	Option 1- Status Quo	Weighted Option 1- Status Quo	Option 2- Sale	Weighted Option 2- Sale	Option 3- Lease	Weighted Option 3- Lease
Impact on the economy	10	- 2	- 20	+2	+20	+2	+20
Strong, resilient Community led - Consultation results	20	0	0	+2	+40	+1	+20
Capital	20	0	0	+0.4	+8	-0.8	-16
Revenue	20	-3	-60	-1.2	-24	0	0
Risk	10	-1	-10	-1	-10	-2	-20
Retention of the Common Good property for future generations	10	0	0	-3	-30	0	0
TOTAL	90		-90		+4		+4

Objective	Weighting	Option 4a - CAT Sale	Weighted Option 4a – CAT Sale	Option 4b - CAT Lease	Weighted Option 4b- CAT Lease	Option 5 - Demolition	Weighted Option 5 - Demolition
Impact on the economy	10	+1	+10	+1	+10	+1	+10
Strong, resilient Community led - Consultation results	20	+2.4	+48	+2.4	+48	+3	+60
Capital	20	0	0	-0.8	-16	-3	-60
Revenue	20	-1.5	-30	-1.3	-26	-0.6	-12
Risk	10	-2	-20	-3	-30	+1	+10
Retention of the Common Good property for future generations	10	+1	+10	+2	+20	+1	+10
TOTAL	90		+18		+6		+18

The above option appraisal is intended to help inform members of the various factors for each of the options and provide a means of comparison.

The financial estimates provided are estimates for the comparison of options. The only budget provision is for the demolition but if demolition was not to be the chosen option the funds available would be available for other purposes.

Members' attention is drawn to the risk section of each option. Of note is the situation that in terms of any lease, sale or Community Asset Transfer of the land and building, each would be dependent on a third party wishing to buy or lease the property or apply through the Community Asset Transfer process for a purchase or a lease and in each case the Council approving the terms and conditions of such.

Details of correspondence to interested parties regarding lease of surplus asset former Lochside Leisure Centre, Forfar

From: [REDACTED] <[REDACTED]@shepherd.co.uk>

Sent: 03 October 2021 16:20

To:

Subject: Lochside Leisure Centre, Forfar

FAO [REDACTED]

[REDACTED],

I refer to your interest in the above and your exchanges with my colleague [REDACTED].

Our clients discussed the interests expressed at a recent Council meeting and it was decided to consider fully developed and costed proposals, for the whole building.

My understanding is that you have expressed an interest in whole and if you remain interested would you please firm up your proposal and provide full details of your intentions for the property, the rent proposed, the length of the lease offered, the precise identity of the proposed tenant along with a business plan or similar.

If you would in the first instance confirm if you remain interested and wish to put forward a detailed proposal.

If so our clients will require the proposal no later than 30th October 2021 with a view to preparing a report to go before Committee on 16th December.

It should be noted that as the property is held on Common Good there would be a further eight week Common Good consultation thereafter.

I hope the foregoing explains the Council's position and look forward to hearing from you.

Regards.