

ANGUS COUNCIL

POLICY AND RESOURCES COMMITTEE – 1 FEBRUARY 2022

SITE AT LOUR ROAD, FORFAR

REPORT BY IAN COCHRANE, DIRECTOR OF INFRASTRUCTURE

ABSTRACT

This report seeks approval to dispose of the site at Lour Road Forfar to the highest bidder following marketing and a closing date for offers.

1. RECOMMENDATION

- 1.1 It is recommended that the Committee approves the sale of the site at Lour Road, Forfar, as shown outlined on the plan at **Appendix 1** to Cullross Limited for the development of affordable housing.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/COUNCIL PLAN

- 2.1 This report contributes to the following outcomes contained within the Angus Community Plan 2017 - 2030:

PLACE

- An enhanced, protected, and enjoyed natural and built environment.
- A reduced carbon footprint
- Safe, secure, vibrant, and sustainable communities

3. BACKGROUND

- 3.1 The site at Lour Road, Forfar, as shown on the plan at **Appendix 1** and measuring 1.42 Ha or, thereby, was formerly used as a market garden.
- 3.2 Having been vacant for a number of years and no interest being shown by any council service the site was declared surplus by the Corporate Services Committee on 28 November 2013 – Report No 662/13
- 3.3 The site was marketed by our retained agents Shepherds and an offer of £380,000 was received from Axil Estates Limited subject to planning permission. This offer was approved for acceptance by the Communities Committee on 17 January 2017 in Report No 20/17
- 3.4 Unfortunately Axil Estates Limited withdrew from the sale in August 2017 following planning issues which have subsequently been resolved.

4. CURRENT POSITION

- 4.1 The site has once again been marketed by the retained agents Shepherds and following a closing date 5 offers, as detailed in **Appendix 2 (Exempt)**, have been received.

5. PROPOSALS

- 5.1 It is proposed that the highest offer from Cullross Limited, as detailed in **Appendix 2 (Exempt)**, should be accepted.
- 5.2 Cullross Limited propose to develop 41 affordable housing units for a housing association.

6. FINANCIAL IMPLICATIONS

- 6.1 The sale will result in a minimum capital receipt to the General Fund as detailed in **Appendix 2** (Exempt).

7. EQUALITY IMPACT ASSESSMENT

An Equality Impact Assessment is appended below

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 662/13 – Surplus Property – Site at Lour Road, Forfar
- Report 20/17 – Property Transactions – Site at Lour Road, Forfar

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List of Appendices:

Appendix 1 Location Plan

Appendix 2 Details of Offers (Exempt)



Equality Impact/Fairer Scotland Duty Assessment Form

Step 1

Name of Proposal:

Sale of the site at Iour Road, Forfar to Cullross Limited for the development of affordable housing.

Step 2

Is this only a **screening** Equality Impact Assessment Yes

(A) If Yes, please choose from the following options **all** reasons why a full EIA/FSD is not required:

- | | |
|--------------------------------------------------------------------------------------------------------|-----|
| (i) It does not impact on people | Yes |
| (ii) It is a percentage increase in fees which has no differential impact on protected characteristics | No |
| (iii) It is for information only | No |
| (iv) It is reflective e.g. of budget spend over a financial year | No |
| (v) It is technical | Yes |

If you have answered yes to any of points above, please go to **Step 16**, and sign off the Assessment.

(B) If you have answered No to the above, please indicate the following:

Is this a full Equality Impact Assessment	Yes/No
Is this a Fairer Scotland Duty Assessment	Yes/No

If you have answered Yes to either or both of the above, continue with Step 3.
If your proposal is a **strategy** please ensure you complete Step 13 which is the Fairer Scotland Duty Assessment.

Step 3

(i) Lead Directorate/Service:

(ii) Are there any **relevant** statutory requirements affecting this proposal? If so, please describe.

(iii) What is the aim of the proposal? Please give full details.

(iv) Is it a new proposal? Yes/No Please indicate OR

Is it a review of e.g. an existing budget saving, report, strategy, policy, service review, procedure or function? Yes/No Please indicate

Step 4: Which people does your proposal involve or have consequences for?

Please indicate all which apply:

Employees Yes/No

Job Applicants Yes/No

Service users Yes/No

Members of the public Yes/No

Step 5: List the evidence/data/research that has been used in this assessment (links to data sources, information etc which you may find useful are in the Guidance). This could include:

Internal data (e.g. customer satisfaction surveys; equality monitoring data; customer complaints).

Internal consultation (e.g. with staff, trade unions and any other services affected).

External data (e.g. Census, equality reports, equality evidence finder, performance reports, research, available statistics)

External consultation (e.g. partner organisations, national organisations, community groups, other councils).

Other (general information as appropriate).

Step 6: Evidence Gaps.

Are there any gaps in the equality information you currently hold? Yes/No

If yes, please state what they are, and what measures you will take to obtain the evidence you need.

Step 7: Are there potential differential impacts on protected characteristic groups? Please complete for each group, including details of the potential impact on those affected. Please remember to take into account any particular impact resulting from **Covid-19**.

Please state if there is a potentially positive, negative, neutral or unknown impact for each group. Please state the reason(s) why.

Age

Impact

Disability

Impact

Gender reassignment

Impact

Marriage and Civil Partnership

Impact

Pregnancy/Maternity

Impact

Race - (includes Gypsy Travellers)

Impact

Religion or Belief

Impact

Sex

Impact

Sexual orientation

Impact

Step 8: Consultation with any of the groups potentially affected

If you have consulted with any group potentially affected, please give details of how this was done and what the results were.

If you have not consulted with any group potentially affected, how have you ensured that you can make an informed decision about mitigating action of any negative impact (Step 9)?

Step 9: What mitigating steps will be taken to remove or reduce potentially negative impacts?

Step 10: If a potentially negative impact has been identified, please state below the justification.

Step 11: In what way does this proposal contribute to any or all of the public sector equality duty to: eliminate unlawful discrimination; advance equality of opportunity; and foster good relations between people of different protected characteristics?

Step 12: Is there any action which could be taken to advance equalities in relation to this proposal?

Step 13: FAIRER SCOTLAND DUTY

This step is only applicable to **strategies** which are key, high level decisions. If your proposal is **not** a strategy, please leave this Step blank, and go to Step 14.

Links to data sources, information etc which you may find useful are in the Guidance.

Step 13(A) What evidence do you have about any socio-economic disadvantage/inequalities of outcome in relation to this strategic issue?

Step 13(B) Please state if there are any gaps in socio-economic evidence for this strategy and how you will take measures to gather the evidence you need.

Step 13(C) Are there any potential impacts this strategy may have specifically on the undernoted groupings? Please remember to take into account any particular impact resulting from **Covid-19**.

Please state if there is a potentially positive, negative, neutral or unknown impact for each grouping.

Low and/or No Wealth (e.g. those with enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future).

Impact

Material Deprivation (i.e. those unable to access basic goods and services e.g. repair/replace broken electrical goods, warm home, leisure and hobbies).

Impact

Area Deprivation (i.e. where people live (e.g. rural areas), or where they work (e.g. accessibility of transport)).

Impact

Socio-economic Background i.e. social class including parents' education, people's employment and income.

Impact

Other – please indicate

Step 13(D) Please state below if there are measures which could be taken to reduce socio-economic disadvantage/inequalities of outcome.

Step 14: What arrangements will be put in place to monitor and review the Equality Impact/Fairer Scotland Duty Assessment?

Step 15: Where will this Equality Impact/Fairer Scotland Duty Assessment be published?

Step 16: Sign off and Authorisation. Please state name, post, and date for each:

Prepared by: Mandy Robinson, Team Leader Estates, 23 December 2021

Reviewed by: Douglas Henderson, Manager Property Asset, 23 December 2021

Approved by: Ian Cochrane Director of Infrastructure 6/1/22