

**ANGUS COUNCIL**

**POLICY & RESOURCES – 8 MARCH 2022**

**PROPERTY TRANSACTION– LUNAN PARK, FRIOCKHEIM**

**REPORT BY IAN COCHRANE, DIRECTOR OF INFRASTRUCTURE**

**ABSTRACT**

The report seeks approval to dispose of the former offices at Lunan Park, Friockheim either to a Housing Association or by public auction.

**1. RECOMMENDATION**

1.1 It is recommended that the Committee

- (i) approves the sale of the former offices at Lunan Park, Friockheim to a Housing Association for the development of affordable housing or
- (ii) agrees that the property be placed into a property auction through the Council's retained agents Shepherds and, subject to an appropriate reserve being set to be agreed by the Director of Infrastructure, to be sold to the highest bidder.

**2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN**

2.1 This report contributes to the following outcomes contained within the Angus Local Outcomes Improvement Plan 2017 - 2030 and Locality Plans:

**PLACE**

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

**3. BACKGROUND**

- 3.1 Lunan Park was declared surplus as part of the Transforming Angus: Agile Working and Estates Review which was approved by the Council at its meeting of 10 December 2015
- 3.2 The property has been on the market through the Council's retained agents Shepherds since January 2019 <https://www.shepherd.co.uk/commercial/property/details/4054>
- 3.3 Following a closing date in May 2019, two offers were received and the Policy & Resources Committee of 4 June 2019 approved acceptance of the highest offer of £225,000, subject to planning for residential development, from a private developer (Report No 182/19)
- 3.4 Missives were never completed and nor a planning application submitted and in February 2020 the developer withdrew from the sale.

**4. CURRENT POSITION**

4.1 The site has been again marketed by the retained agents Shepherds and following a closing date one offer, as detailed in **Appendix 1 (Exempt)**, has been received.

**5. PROPOSALS**

5.1 The Service Lead – Housing has considered the site as a potential for development and in light of limited demand would not wish to appropriate the site to the Housing Revenue Account. In accordance with the Council's Financial Regulations and specifically Section 17.2, for surplus property, local Housing Associations may be consulted if they have any interest in the

acquisition of such land and property, whether rural or urban, by negotiation at open market value for an affordable housing development.

- 5.2 In this instance, some time has passed since the property became surplus and a Housing Association has put forward an offer after the property has been on offer to the open market.
- 5.3 **Appendix 1** sets out the offer and in line with the Council's appropriation policy, set out in Report 509/13, for appropriation of property to the HRA, disposal to a Housing Association requires an appraisal to ensure compliance with the Scottish Government's guidance on the Disposal of Land by Local Authorities (Scotland) Regulations 2010. The appraisal criteria for consideration are set out in **Appendix 3**.
- 5.4 The Committee are asked to consider that the property be sold to a Housing Association for the development of affordable housing. Alternatively, it is proposed, that given the outcome of marketing the property to date, that the property be offered for sale by public auction through the Council's retained agent Shepherds.

## **6. FINANCIAL IMPLICATIONS**

- 6.1 The disposal of the site will generate a capital receipt for Angus Council. Appendix 2 notes the financial risks and implications of the different options.

## **7. RISKS**

- 7.1 Should the offer from the Housing Association not be accepted and the property is offered for sale at public auction there is no guarantee that the property will sell nor that the sale price will exceed the offer received from the Housing Association.

## **8. EQUALITY IMPACT ASSESSMENT**

An Equality Impact Assessment is appended below

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

- Report No 480/15 - Transforming Angus: Agile and Estates Review - Angus Council - 10 December 2015
- Report No 182/19 – Property Transaction - Lunan Park- Policy & Resources – 4 June 2019

**REPORT AUTHOR: GAVIN BALFOUR SERVICE LEADER ASSETS**  
**EMAIL DETAILS: [Communities@angus.gov.uk](mailto:Communities@angus.gov.uk)**

List of Appendices:

Appendix 1 – Details of Offer (**Exempt**)  
Appendix 2 – Options Appraisal  
Appendix 3 – Appraisal Criteria for Affordable Housing  
Appendix 4 – Plan



## Equality Impact/Fairer Scotland Duty Assessment Form

### Step 1

#### Name of Proposal:

Sale of former offices at Lunan Park, Friockheim.

### 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, 2 February 2022

Reviewed by: Douglas Henderson, Manager Property Asset, 3 February 2022

Approved by: Ian Cochrane Director of Infrastructure DATE 4 February 2022