

**ANGUS COUNCIL**

**POLICY AND RESOURCES COMMITTEE - 3 JUNE 2025**

**UPDATE ON TRACTOR SHED, COMMERCE STREET, BRECHIN AND MUNICIPAL BUILDINGS,  
BANK STREET, BRECHIN**

**REPORT BY GRAEME DAILLY, DIRECTOR OF INFRASTRUCTURE AND ENVIRONMENT**

**1. ABSTRACT**

- 1.1 The report seeks to update the Committee on the proposed future of the Tractor Shed, Commerce Street, Brechin and the Municipal Buildings, Bank Street, Brechin.

**2. ALIGNMENT TO THE ANGUS COUNCIL PLAN/COMMUNITY PLAN**

- 2.1 This report contributes as a whole to the Council Plan and the Community Plan
- make Angus a low-carbon, sustainable area.
  - continue to reduce the council's carbon footprint with the aim of reducing our net carbon emissions to zero by 2045.
  - identify any further opportunities for efficiencies in revenue budget.
  - continue the rationalisation of our property.

**3. RECOMMENDATIONS**

- 3.1. It is recommended that the Committee:
- (i) notes the update on the proposed future use of the Tractor Shed, Commerce Street, Brechin, which is subject to the outcome of the consultation under S104 of the Community Empowerment (Scotland) Act 2015;
  - (ii) notes that the Director of Infrastructure and Environment will bring a report back to the Policy and Resources Committee if negative responses are received and are not subsequently resolved;
  - (iii) notes that the former Access Office, Municipal Buildings and Flat at 32-38 Bank Street, Brechin are now being marketed; and
  - (iv) notes that, following completion of the marketing exercise, the proposed future use will be subject to the outcome of a consultation under S104 of the Community Empowerment (Scotland) Act 2015, and the process outlined in paragraphs 6.3 and 6.4 will be followed.

**4. BACKGROUND**

- 4.1 The Tractor Shed, Commerce Street, Brechin was formerly used as a vehicle store by the Parks team but is no longer required. The property is held on the Brechin Common Good Fund Account.
- 4.2 The former Access Office and Municipal Buildings (including top floor flat) were previously earmarked for the relocation of Angus Health and Social Care Partnership's Community Care and Homecare staff. However, following COVID and the move to even more agile working this property, which is held by Brechin Common Good Fund, is no longer required.
- 4.3 In Report No. 26/24 to Policy & Resources Committee on 30 January 2024, Committee agreed that these properties be declared surplus to Angus Council's requirements and tasked the Director of Infrastructure and Environment to bring a report back to Committee on the proposed future uses of the properties and the associated consultation to be undertaken.

## **5. CURRENT POSITION**

### **The Tractor Shed, Commerce Street, Brechin**

- 5.1 On declaring the property surplus to requirements, one year's notice was given and at the end of this period the property reverted to the Common Good. During this time the Assets service considered options for the future use of the property including whether to let or sell, bearing in mind the need for consultation under S104 of the Community Empowerment (Scotland) Act 2015.
- 5.2 A number of community groups were initially interested but determined not to go further due to the current condition of the building.
- 5.3 The property was therefore put forward for disposal and marketed in February 2025 by our agents, including the criteria that any sale would require consultation under S104 of the Community Empowerment (Scotland) Act 2015.
- 5.4 After strong interest the sale went to a closing date on 21 March 2025, and four bids, three over the asking price were received.
- 5.5 A consultation under S104 of the Community Empowerment (Scotland) Act 2015 commenced on 8 April 2025 and is due to close on 5 June 2025, which included notification to the local ward members.
- 5.6 The Director of Infrastructure and Environment will proceed with, in accordance with delegated powers, and conclude the disposal of the asset where responses to the formal consultation are positive or have been resolved. A report will be brought back to the Policy and Resources Committee if negative responses are received and are not subsequently resolved.

### **Access Office, Municipal Buildings and Flat, 32 – 38 Bank Street, Brechin**

- 5.7 On declaring the property surplus to requirements, one year's notice was given and at the end of this period the property reverted to the Common Good. During this time the Assets service has considered options for the future use of the property, although this has been subject to some delay due to internal staffing constraints.
- 5.8 A building survey was completed by the Council's retained property agent. The resulting report provides a comprehensive information package detailing the available accommodation, including floor areas, condition, running costs, and potential future uses. The property is now being marketed for lease or sale on the open market.
- 5.9 Part of the building is currently let to Brechin's Men's Shed on a short term lease. The group have been updated and advised they have the option of submitting a bid for the property.

## **6. PROPOSALS**

### **The Tractor Shed, Commerce Street, Brechin**

- 6.1 It is proposed to sell the property to the highest bidder. The proposed purchasers are a neighbouring business who will use the property for storage, subject to the outcome of the consultation under S104 of the Community Empowerment (Scotland) Act 2015.
- 6.2 As advised in Report No. 26/24 and as experienced with other Common Good assets the question of alienability of the common good property was to be considered. Legal colleagues have now confirmed that this is alienable common good so the consent of the Court to dispose is not required.

### **Access Office, Municipal Buildings and Flat, 32 – 38 Bank Street, Brechin**

- 6.3 Following the completion of the marketing exercise, and selection of a preferred bidder, the proposal will be subject a consultation under S104 of the Community Empowerment (Scotland) Act 2015, and local elected members will be notified.
- 6.4 The Director of Infrastructure and Environment will proceed with and conclude the disposal of the asset where responses to the formal consultation are positive or have been resolved. In the event that negative responses are received and not subsequently resolved, or if, for any reason,

the disposal falls outwith the Director's delegated authority, it is proposed that a further report be brought back to the Policy and Resources Committee on the proposed future use of the asset.

- 6.5 As with other Common Good properties, the question of alienability will need to be considered by colleagues in Legal. If the property is deemed to be inalienable then we will also require the consent of the Court to dispose.

## **7. FINANCIAL IMPLICATIONS**

- 7.1 The Tractor Shed sale has the potential to realise capital receipts to Brechin Common Good.

## **8. RISK MANAGEMENT**

- 8.1 The proposal will lead to disposal of any liabilities associated with the surplus property.

## **9. ENVIRONMENTAL IMPLICATIONS**

- 9.1 There are no direct environmental implications arising from the recommendations of this report.

## **10. EQUALITY IMPACT ASSESSMENT, HUMAN RIGHTS AND FAIRER SCOTLAND DUTY**

- 10.1 A screening assessment has been undertaken and a full Equality Impact Assessment is not required as it is technical in nature.

## **11. CHILDREN'S RIGHTS AND WELLBEING IMPACT ASSESSMENT**

- 11.1 A screening assessment has been undertaken and a full Assessment is not required as it is technical in nature.

## **12. CONSULTATION**

- 12.1 The Director of Finance, the Acting Director of Legal, Governance and Change and the Director of Vibrant Communities have been consulted in the preparation of this report.

**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 26/24 Surplus Properties, Policy & Resources, 30 January 2024

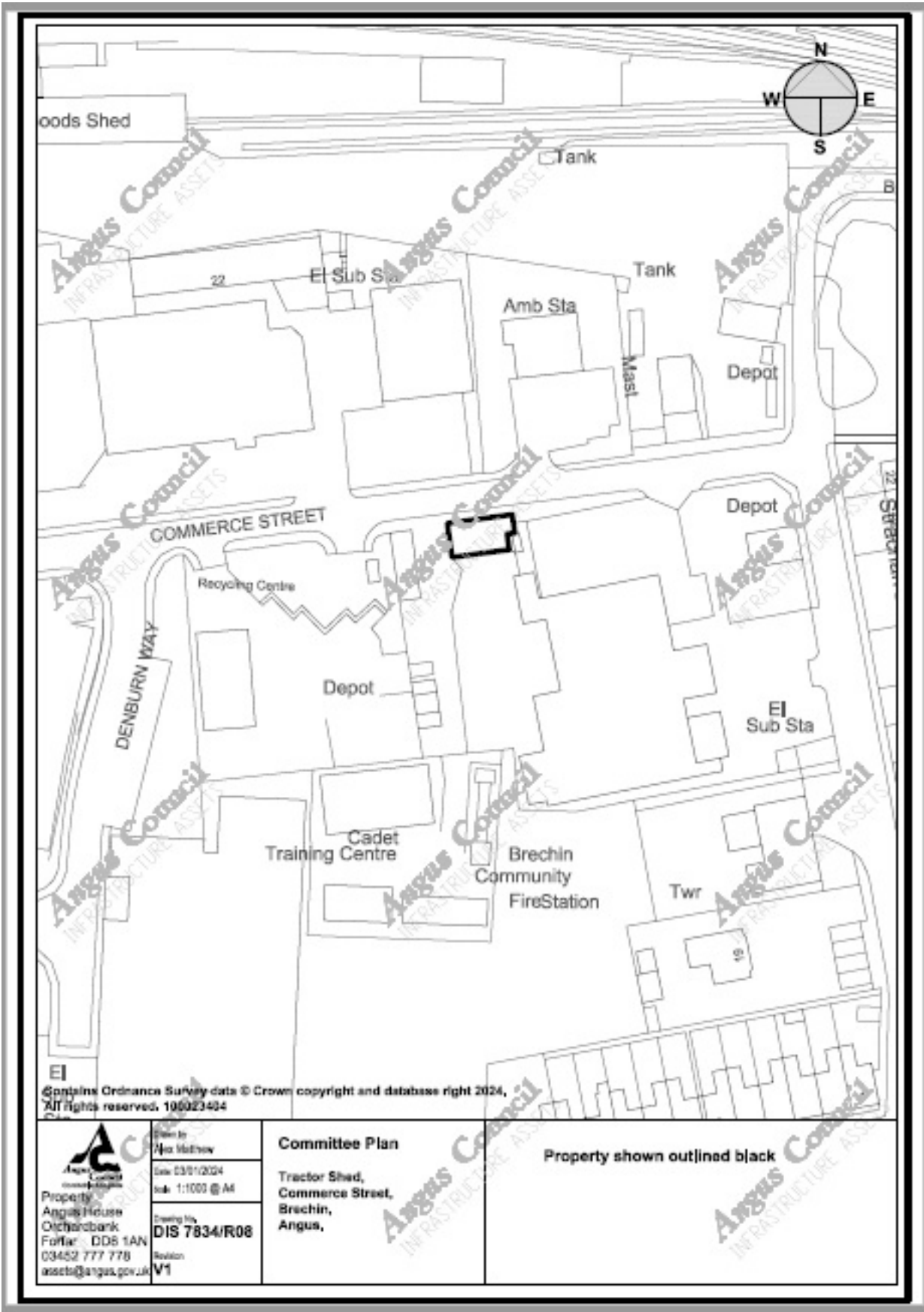
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List of Appendices:

Appendix 1 – Plan – The Tractor Shed, Commerce Street, Brechin

The Tractor Shed, Commerce Street, Brechin



NB; Final Boundary subject to Titles