

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE

2 May 2000

REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 479/00

**FORMER LADYLOAN SCHOOL ARBROATH - PERSONNEL DEPARTMENT  
- ANGUS COUNCIL TRAINING SERVICES**

**Abstract**

This report advises the Committee of the proposal to market the above property for sale.

**RECOMMENDATION**

The Personnel and Property Services Committee is recommended to approve that the Director of Property Services organises the marketing for sale of the former Ladyloan School, Arbroath.

**Background**

The Personnel and Property Services Committee of 2 February 1999 authorised the Director of Personnel to liaise with the Director of Property Services to identify suitable alternative accommodation for the staff and operations based at Old Ladyloan School, Arbroath.

**1 CURRENT POSITION**

The Director of Property Services has been unable to find any suitable alternative accommodation either from the Council's own property holdings or from the stock of vacant property currently being marketed in Arbroath.

However, there was recently received an unsolicited offer from a Dundee based developer to provide a new building to house the Training Services Section at Kirkton Enterprise Park, Arbroath. In exchange Angus Council would transfer ownership of the Old Ladyloan School site and building to the developer. The developer proposes to redevelop the school as a restaurant/bar.

**2 PROPOSAL**

While this alternative solution may be acceptable in principle, it is proposed that the property be advertised on the open market in order to ensure that all alternatives are explored and the most favourable proposal available is obtained.

**3 PLANNING**

The Director of Planning has advised that the current use of the premises for training/education purposes falls within Class 10 of the Town and Country Planning (Uses Clauses) (Scotland) Order 1997. This clause includes the following:

- a) creche, day nursery or day centre
- b) provision of education
- c) display of works of art
- d) museum
- e) public library or public reading room
- f) public hall or exhibition hall
- g) in connection with public workshop or religious instruction.

The Director of Planning further advises that leisure, health, community and other similar uses may be acceptable. The use of the premises as a restaurant may be acceptable subject to the provision of adequate car parking facilities. Any new use should be compatible with the adjacent leisure uses and retail or residential use would be unlikely to be acceptable.

#### **4 FINANCIAL IMPLICATIONS**

The marketing of the property could result in an excambion of property and/or an additional capital receipt being received by Angus Council.

#### **5 CONSULTATION**

The Chief Executive, Director of Law & Administration, Director of Finance, Director of Personnel and Director of Planning have been consulted in the preparation of this report.

#### **6 CONCLUSION**

The marketing of Old Ladyloan School will provide Angus Council with proposals from property developers for the redevelopment of the Old Ladyloan School, and the Personnel Department's Training Services Section could be relocated either by the successful developer or by using the capital receipt received from the sale to purchase/build alternative premises.

#### **BACKGROUND PAPERS**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny  
Director of Property Services