

ANGUS COUNCIL

ENVIRONMENTAL & LEISURE SERVICES COMMITTEE  
INFRASTRUCTURE SERVICES COMMITTEE  
RESOURCES & CENTRAL SERVICES COMMITTEE

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JOINT REPORT BY THE DIRECTOR OF ENVIRONMENTAL & CONSUMER  
PROTECTION, THE DIRECTOR OF PROPERTY  
SERVICES AND THE CHIEF EXECUTIVE

No 309/05

## WASTE STRATEGY – ACQUISITION OF PROPERTY

### Abstract

This report advises the Committees of the outcome of negotiations for the acquisition of property in Arbroath in relation to the Angus Waste Strategy Implementation Plan. The acquisition includes obtaining control of a road that will enable access to land for the future expansion of Elliot Industrial Estate, Arbroath.

### RECOMMENDATION

The Committees are recommended to approve the acquisition of a site and building at Elliot Industrial Estate, Arbroath on the provisional terms and conditions contained in this report.

### 1 INTRODUCTION

Members will recall that Angus Council has been awarded significant funding from the Scottish Executive Strategic Waste Fund for the implementation of kerbside recycling. The funding is provided in response to the Angus Waste Strategy Implementation Plan agreed by the Committee (Report No. 566/03) and specifically to meet the target placed on the Council by the Scottish Executive to recycle 43% of municipal waste by 2006.

Report 980/04 advised the Committee that part of the infrastructure required in the delivery of the Council's recycling strategy necessitates the acquisition of suitable warehousing premises for the centralised sorting, baling and storage of recyclates awaiting onward consignment to markets and final processors.

Currently the service operates out of rented premises in Arbroath's Dens Road, which are proving to be inadequate for the scale of recycling activity now being undertaken by the Council following the roll out of the kerbside collection service throughout Angus. As indicated in report 980/04 the Director of Property Services was to undertake a feasibility exercise on vacant premises in Arbroath and to report back following the outcome of this exercise and associated negotiations to secure the building for Council use.

## 2 CURRENT POSITION

Due to the size of the required building required the choice of available properties in Arbroath is limited. The Director of Property Services has however now agreed provisional terms and conditions for the acquisition of a large warehouse (4,040 m<sup>2</sup>) located on the west side of Elliot Industrial Estate, as indicated on the attached plan.

In addition to meeting the requirements of the Environmental Health department the Economic Development Manager is of the opinion that the opportunity should be taken to gain ownership and control of the private road within the site and to the west of Peasiehill Road to secure an access to an area of agricultural land to the west for potential future expansion of Elliot Industrial Estate. The proposed extension to the industrial estate is included in the Finalised Angus Local Plan Review. (Ref. Policy A12)

## 3 PROVISIONAL TERMS AND CONDITIONS

The following provisional terms and conditions have been agreed for the acquisition of the site and buildings:

Property: Site measuring 1.40Ha with industrial building measuring 4,040m<sup>2</sup>

Transaction: Acquisition

Consideration: £1,110,000 (One Million, One Hundred and Ten Thousand Pounds)

Conditions:

- 1) The seller is responsible for all works required to sub-divide the property from the adjacent warehouse.
- 2) The seller will provide a new electricity supply to the building and all necessary certification.
- 3) The seller and the adjacent tenants will be granted a right of access over the access road within the site.
- 4) The purchasers will meet the sellers' reasonable legal expenses in connection with the acquisition. In addition Stamp Duty of £33,400 will be paid by Angus Council.

## 4 CONSULTATION

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

## 5 FINANCIAL IMPLICATIONS

The allowable grant funding from the Scottish Executive in financial year 2005/2006 for the procurement of sorting premises is in the order of £1.25 million to include costs associated with the provision of equipment, construction and/or the purchase of property. The capital expenditure arising from this grant funding is included in the current Financial Plan 2005-2006.

It is proposed that the funding of the £1,110,000 purchase price be met from two budgets. £1,075,000 from the above grant funding and £35,000 from the Economic Development Unit's Acquisition of Brownfield Sites capital budget for 05/06. The Stamp Duty of £33,400 and reasonable legal expenses will be met by an additional £1,000 from the Acquisition of Brownfield Sites capital budget with the remainder coming from the grant funding.

## 6 CONCLUSION

The acquisition of the site and building in Elliot Industrial Estate, Arbroath will enable Angus Council to deliver its recycling strategy. In addition Angus Council will acquire control of an access road that will enable the provision of access to land for the future expansion of the Industrial Estate.

### HUMAN RIGHTS ACT IMPLICATIONS

There are no Human Rights Act implications specific to this report.

### 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.

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