

PROPERTY TRANSACTIONS

Abstract

This report advises the Committee of the outcome of negotiations for various property transactions.

1 RECOMMENDATION

The Resources and Central Services Committee is recommended to note the conclusion of negotiations for the items contained in Appendix 1.

2 INTRODUCTION

The attached schedules contain details of agreements reached for various property transactions.

3 CONSULTATION

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

4 HUMAN RIGHTS IMPLICATIONS

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

Any implications, as a consequence of discharging recommendations detailed in this report, will be managed in accordance with the standing procedures and processes established by the Property Services department.

5 APPENDIX

Appendix 1 - Lease Renewals

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 this report.

MG Lunny
Director of Property Services

Appendix 1
Lease Renewals

Item No	1	2	3
PROJECT/SCHEME	Ref No. 7455/003	Ref No 7684/012	Ref. No. 7573/RO1
<i>Relevant Committee</i>	Resources & Central Services	Infrastructure Services	Environmental & Leisure Services
<i>Current Use</i>	Ground for Clubhouse	Workshop	Lock-up Garage
PROPERTY			
<i>Description</i>	Site extending to 173.74 sqm or there at.	Workshop	Lock-up Garage
<i>Address</i>	Craig O'Loch Road, Forfar	Unit 5E Broomfield Ind Est, Montrose	Hearse House, Kirkton of Airlie, by Kirriemuir
PARTIES			
<i>Landlord</i>	Angus Council	Angus Council	Angus Council
<i>Tenant</i>	As previous	As previous	As previous
CURRENT			
<i>Rent</i>	£115 per annum	£4100 per annum	£95.00 per annum
<i>Interest</i>	Tenant	Tenant	Tenant
<i>Term</i>	5 years	3 years	1 year
<i>From</i>	22 February 1993	1 February 2000	10 April 1997
<i>Rent Review Intervals</i>	-	-	-
<i>Period since rent set</i>	12 years	5 years	7 years
<i>Date of expiry</i>	21 February 2005	5 February 2003	9 April 1999
PROPOSED			
<i>New Rent</i>	£250 per annum	£4600 per annum	£120.00 per annum
<i>New Interest</i>	Tenant	Tenant	Tenant
<i>Term</i>	Five years	Three years	Five years
<i>From</i>	22 February 2005	6 February 2005	9 April 2005
<i>Rent Review Intervals</i>	-	-	-
<i>Maintenance Costs</i>	Each to bear own legal costs.	Each to bear own legal costs.	Each party to bear own costs
CONDITIONS			
REMARKS			

Report No 134/05

Appendix 1
Lease Renewals

Item No	1	2	3
PROJECT/SCHEME	Ref No. 7197/001		
<i>Relevant Committee</i>	Resources & Central Services		
<i>Current Use</i>	Store		
PROPERTY			
<i>Description</i>	Store		
<i>Address</i>	50 High Street Brechin		
PARTIES			
<i>Landlord</i>	Angus Council – Brechin Common Good		
<i>Tenant</i>	As previous		
CURRENT			
<i>Rent</i>	£300.00 per annum		
<i>Interest</i>	Tenant		
<i>Term</i>	3 years		
<i>From</i>	16 May 1997		
<i>Rent Review Intervals</i>	-		
<i>Period since rent set</i>	7 years		
<i>Date of expiry</i>	15 May 2000		
PROPOSED			
<i>New Rent</i>	£400.00 per annum		
<i>New Interest</i>	Tenant		
<i>Term</i>	2 years		
<i>From</i>	16 May 2004		
<i>Rent Review Intervals</i>	-		
<i>Maintenance</i>	Wind & watertight		
<i>Costs</i>	Each to bear own legal costs.		
CONDITIONS			
REMARKS			

The following Plans are attached:-

[Craig o' Loch Road, Forfar](#)

[Hearse House, Kirriemuir](#)

[50 High Street, Brechin](#)

[Unit 5E Broomfield Industrial Estate, Montrose](#)