

ANGUS COUNCIL

RESOURCES AND CENTRAL SERVICES COMMITTEE	1 December 2005
EDUCATION COMMITTEE	12 January 2006
SOCIAL WORK & HEALTH COMMITTEE	17 January 2006
ENVIRONMENTAL & LEISURE SERVICES COMMITTEE	24 January 2006

JOINT REPORT BY THE DIRECTOR OF PROPERTY SERVICES,  
DIRECTOR OF EDUCATION, THE DIRECTOR OF SOCIAL  
WORK AND HEALTH AND THE DIRECTOR OF LEISURE  
SERVICES.

No 1455/05

## **PLAYING FIELDS, BROOMFIELD ROAD, MONTROSE**

### **Abstract**

This report advises the Committees of the changes in the use of the sports ground and changing facilities at Broomfield Road, Montrose and makes recommendation with regards to various areas of land.

## **1 RECOMMENDATIONS**

1. The Education Committee is recommended to declare surplus to requirements the Playing Fields at Broomfield Road, Montrose measuring 7.72 Ha or thereby.
2. The Social work and Health Committee is recommended to declare surplus to requirements the site of the former Changing Rooms at Broomfield Road, Montrose measuring 0.24 Ha or thereby.
3. The Resources and Central Services Committee and the Leisure and Environmental Health Committee are recommended to approve the appropriation of an area of the playing fields at Broomfield Road, Montrose measuring 7.35 Ha or thereby from the Education account to the Leisure Services Account.
4. The Resources and Central Services Committee and the Leisure and Environmental Health Committee are recommended to approve the lease of an area of the playing fields measuring 7.35 Ha or thereby at Broomfield Road, Montrose to the Montrose Youth Football Club on the provisional terms and conditions contained in this report.
5. The Resources and Central Services Committee is recommended to declare surplus to the requirements of Angus Council the area of land measuring 0.37 Ha or thereby and forming part of the playing fields at Broomfield Road, Montrose and authorise the Director of Property Services to arrange for the disposal of the site.
6. The Resources and Central Services Committee is recommended to declare surplus to the requirements of Angus Council the former Changing Rooms site measuring 0.24 Ha or thereby at Broomfield Road, Montrose and to approve the disposal of the site to Angus Housing Association, subject to the consent of Scottish Ministers, as agreed by the Social Work Committee at its meeting on 15 November 2005.

## **2 BACKGROUND**

The playing fields at Broomfield Road, Montrose, shown cross-hatched on the attached plan No 1 and measuring 7.72 Ha or thereby are held on the Education Account and have been used by pupils at Montrose Academy. With the construction of new playing field adjacent to Montrose Academy this facility at Broomfield Road is now surplus to the Education Departments requirements.

The Changing Rooms in Broomfield Road, Montrose shown hatched on Plan No 1 and measuring 0.24 Ha or thereby have been utilised in connection with the playing fields and are held on the Social Work account. The site and buildings are now surplus to the Social Work Departments requirements.

## **3 CURRENT POSITION**

The Director of Leisure Services has received a request from the Montrose Youth Football Club to utilise the playing fields at Broomfield Road and it is proposed to appropriate an area of the playing fields measuring 7.34 Ha or thereby as shown outlined black on Plan No 2 from the Education Account to Leisure Services account.

The Director of Leisure Services and the Director of Property Services have now agreed provisional terms and conditions for the lease of the playing fields to the Montrose Youth Football Club who currently have 9 teams ranging from under 9 year old to under 17 year olds.

## **4 PROVISIONAL TERMS AND CONDITIONS**

Landlord:	Angus Council
Tenant:	Montrose Youth Football Club
Property:	Area of playing fields at Broomfield Road Montrose extending to 7.34 Ha or thereby.
Transaction:	Lease for a period of 10 years. Angus Council will have the option to break the lease on each anniversary of the date of entry.
Rent:	The annual rent is £1,600 p.a.
Rent Reviews:	The rent will be reviewed at the end of the first year and on the fifth anniversary of the date of entry.
Conditions:	The site will be used for playing football and other sports. Angus Council will be responsible for the maintenance of the site and the goal posts.
Costs:	Both parties to meet their own legal costs.

## **5 SURPLUS AREA OF PLAYING FIELDS**

The remaining area of the playing fields, shown cross hatched on Plan No 2 and measuring 0.37 Ha or thereby is now surplus to requirements of Angus Council and can be marketed for sale.

## **6 FORMER CHANGING ROOMS SITE**

It is proposed to dispose of the Former Changing Rooms site to Angus Housing Association to enable the construction of a residential development to provide care and support within a health and social care model. The detail of this project is contained in report number 1337/05. Due to the scarcity of sites available for this project it is proposed to dispose of this site to Angus Housing Association rather than advertise the site on the open market. Due to the constraints on land values which Angus Housing Association have to work within it is proposed to seek the consent of Scottish Ministers to dispose of the site for less than market value.

The former Changing Rooms are located adjacent to Broomfield House, another Social Work property. Broomfield House has suffered from a lack of car parking space and it is proposed that as a condition of sale of the former Changing Rooms, Angus Housing Association will be responsible for the provision of additional car parking spaces to be utilised by Social Work staff working in Broomfield House. This will utilise a small areas of the surplus site.

## **7 PLANNING**

The Director of Planning and Transport has been consulted with regard to the site to be marketed for sale and it is considered that some form of small-scale residential development could be supported.

## **8 FINANCIAL IMPLICATIONS**

The lease of the playing fields will result in a rental income for the Leisure Services account while the disposal of the two sites in Broomfield Road will result in capital receipts for Angus Council.

## **9 HUMAN RIGHTS ACT IMPLICATIONS**

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

## **10 PROPERTY IMPLICATIONS**

The construction of the new playing field at Montrose Academy will enable the lease of the existing playing field at Broomfield Road and the disposal of two sites

## **11 CONSULTATION**

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

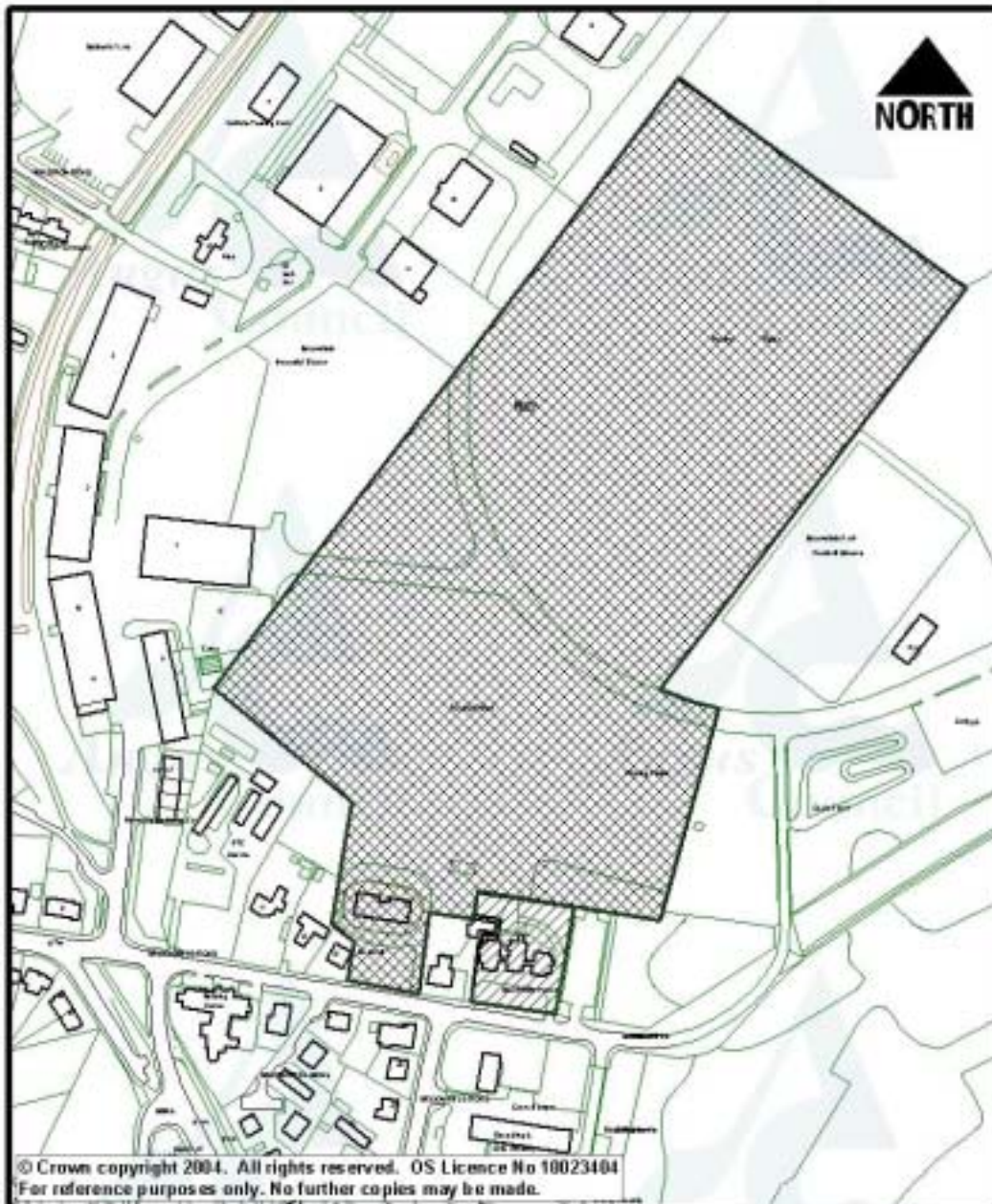
## **12 CONCLUSION**

The construction of a new sports field for Montrose Academy will permit the lease of the existing playing field at Broomfield Road to the Montrose Youth Football Club and the disposal of two sites

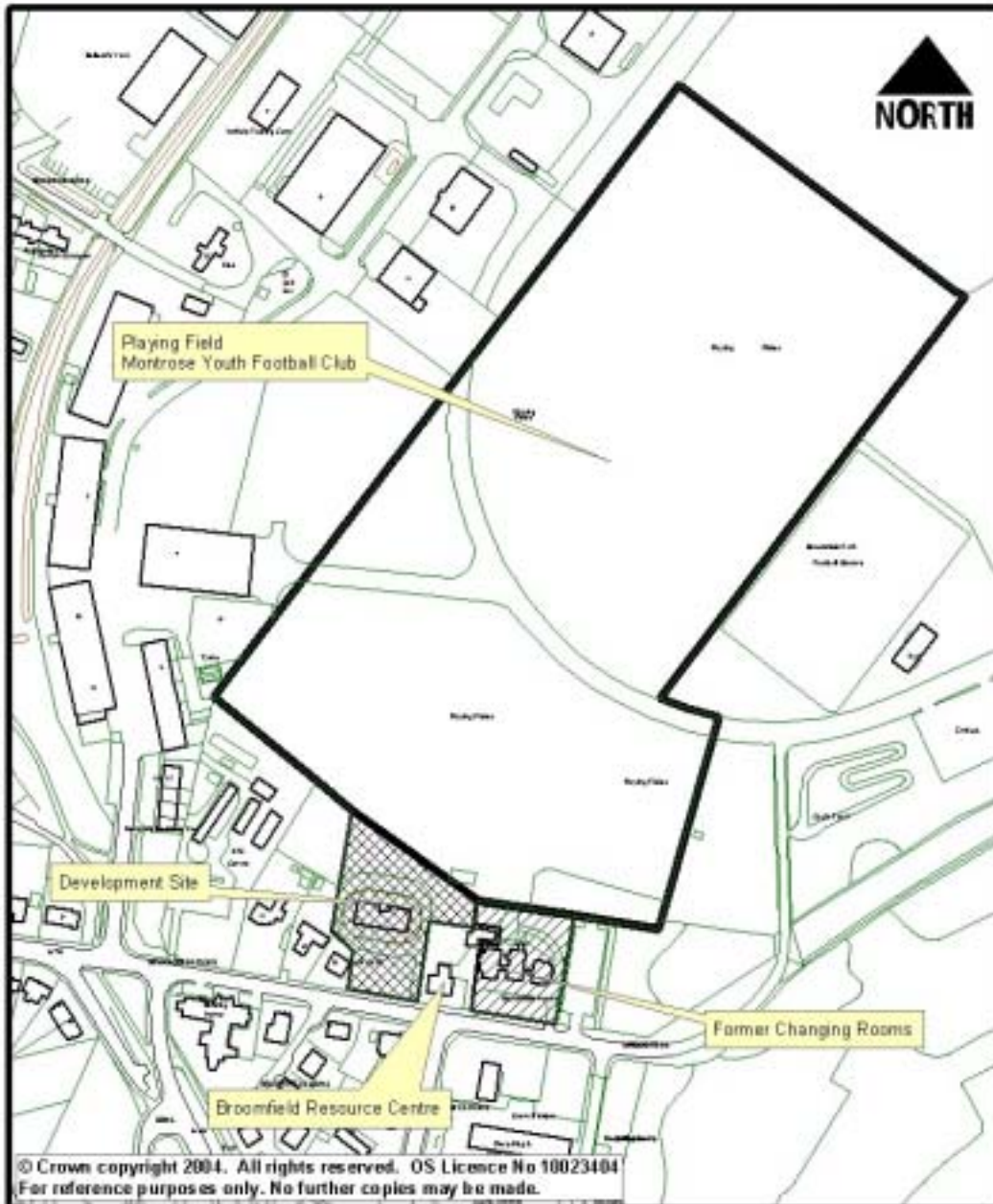
### **BACKGROUND PAPERS**

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



<b>Subject: Proposed Disposal</b>		<b>Address: Sites (Plan 1)</b>	
		<b>Broomfield</b>	
		<b>Montrose</b>	
Date: 23/09/05	Scale: 1:2,500	Property Services Department	
Drawing No: AWM448/05		Ravenwood, New Road, Forfar, DD8 2ZG	
		Tel: 01307 461460	



<b>Subject: Proposed Disposal</b>		<b>Address: Sites (Plan 2)</b>	
		<b>Broomfield</b>	
		<b>Montrose</b>	
Date: 27/10/05	Scale: 1:2,500	Property Services Department	
Drawing No: AWM/47/05		Ravenwood, New Road, Forfar, DD8 2ZG	
		Tel: 01307 461460	