

ANGUS COUNCIL

RESOURCES AND CENTRAL SERVICES COMMITTEE

17 March 2005

REPORT BY DIRECTOR OF PROPERTY SERVICES

No 353/05

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 Property Transactions contained in Appendices 1, 2 and 3, all of which have been approved under the Director of Property Services' delegated authority

2 INTRODUCTION

The attached schedule contains details of agreement reached for property transactions.

3 CONSULTATION

The Chief Executive, the 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.

5 APPENDIX

Appendix 1 –Lease Renewals
Appendix 2 – New Leases
Appendix 3 – Open Market Disposals

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.

Appendix 1

Lease Renewals

Item No	1	2	3
PROJECT/SCHEME <i>Relevant Committee</i>	7189/001 Resources & Central Services	Environmental & Leisure Services	7190/001 Resources & Central Services Committee Shop/Office
<i>Current Use</i>	Retail	Allotment	
PROPERTY <i>Description</i>	Shop	Ground	Shop
<i>Address</i>	13 St Ninians Place, Brechin	Brechin Road, Arbroath	13 Swan Street Brechin
PARTIES <i>Landlord</i>	Angus Council	Angus Council	Angus Council
<i>Tenant</i>	G & S Kitchens & Bathrooms	Arbroath Garden & Allotment Assoc	Angus County Press
CURRENT <i>Rent</i>	£1125 pa	£275 pa	£6300 pa
<i>Interest</i>	Tenancy	Tenancy	Tenancy
<i>Term</i>	3 years	3 years	3 years
<i>From</i>	15-05-96	01-04-01	17-10-1997
<i>Rent review intervals</i>	None	None	2 years
<i>Period since rent set</i>	8 years	3 years	7 years
<i>Date of expiry</i>	14-05-05	28-02-05	16-10-05
PROPOSED <i>New Rent</i>	£1350	£350	£7000 per annum
<i>New interest</i>	Tenancy	Tenancy	Tenancy
<i>Term</i>	3 years	10 years	3 years
<i>From</i>	15-05-05	01-03-05	17-10-05
<i>Rent review intervals</i>	None	3 years	None
<i>Maintenance</i>	Landlord – Wind & Watertight	None	Tenant full repairing and insuring
<i>Costs</i>	Tenant – Internal Each property to bear own reasonable legal costs.	Each party to bear own reasonable legal costs.	Tenant to bear all reasonable legal and negotiating costs.
CONDITIONS	Option to break first & second years.		Tenant to carry out external painterwork and supply electrical test certificate.

Appendix 2

New Leases

Item No	1	2	3
PROJECT/SCHEME <i>Relevant Committee</i>	7435/001 Housing Committee		
PROPERTY <i>Description</i> <i>Address</i>	Office Unit 3 Grampian Park Forfar		
PARTIES <i>Landlord</i> <i>Tenant</i>	Angus Council Swinton Group Ltd		
TRANSACTION <i>Interest</i> <i>Term</i> <i>Effective Date</i>	Tenancy 2 years 05-09-05		
CONDITIONS <i>Repairs</i> <i>Insurance</i> <i>Use</i> <i>Other rights, obligations etc</i>	Landlord – Wind & Watertight. Tenant – Internal Tenant Office		
CONSIDERATION <i>Rent</i> <i>Premium</i> <i>Rent Reviews</i> <i>Costs</i>	£3250 pa Nil Nil Each party to bear own reasonable legal costs.		
REMARKS		-	-

Appendix 3**Open Market Disposals**

Item No	1	2	3
PROJECT/SCHEME <i>Relevant Committee</i>	Housing Committee		
PROPERTY <i>Description</i>	Park Homes (3)		
<i>Address</i>	Guthrie Street Friockheim		
TRANSACTION <i>Interest</i>	Sale of Units		
<i>Completion Date</i>	21/02/05		
OFFERS <i>Closing Date</i>			
<i>Number Received</i>	1		
<i>Amount of Offers Received</i>	£3000		
RECOMMENDED OFFERS <i>Amount</i>	£3000		
<i>From</i>	Morris Leslie Group		
CONDITIONS			
REMARKS	Buyer to remove at own cost.		