

ANGUS COUNCIL

RESOURCES AND CENTRAL SERVICES COMMITTEE

3 May 2005

REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 552/05

PROPERTY TRANSACTIONS

Abstract

This report and [the attached plans](#) advises the Committee of the outcome of negotiations for various property transactions.

RECOMMENDATION

The Resources and Central Services Committee is recommended to approve the Property Transactions contained in Appendices 1, 2 & 4 and to note the Property Transactions contained in Appendix 3 which have been approved under Director's delegated authority.

1 INTRODUCTION

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

2 CONSULTATION

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

3 HUMAN RIGHTS ACT IMPLICATIONS

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

APPENDICES

Appendix 1 – Acquisitions

Appendix 2 – New Leases

Appendix 3 – Lease Renewals

Appendix 4 – Open Market Disposals

BACKGROUND PAPERS

The following 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 a material extent in preparing the above report:

M G Lunny
Director of Property Services

Appendix 1

Acquisitions

Item No	1	2	3
PROJECT/SCHEME <i>Relevant Committee</i>	A92 Dualling Infrastructure Services	Forfar/Carnoustie Schools PPP Education	
PROPERTY <i>Description</i> <i>Address</i>	Plots 24, 33, 35, 40 & 48 Ardownie Farm, Monifieth	Development Site Newton Road, Carnoustie	
CLAIMANT	H.S. Reid & Mrs. J. Mackie	Bett Homes Ltd.	
TRANSACTION <i>Interest</i> <i>Effective Date</i>	Acquisition A.S.A.P.	Deed of Servitude A.S.A.P.	
COMPENSATION <i>Property</i> <i>Disturbance</i> <i>Total</i> <i>Accommodation Works</i> <i>Legal Costs</i> <i>Surveyor's Costs</i> <i>Final Settlement</i>	£39,411 £35,589 £75,000 Angus Council Angus Council Angus Council Yes	£12,500 - £12,500 - Angus Council - Yes	
CONDITIONS	-		
REMARKS	Advance payment of £35,469 paid on 6 March 2004.	Pumping Station	

Appendix 2

New Leases

Item No	1	2	3
PROJECT/SCHEME <i>Relevant Committee</i>	3056/012 Sailcloth Store, Arbroath Harbour Infrastructure Services	7186 10 St. Ninians Place Brechin Resources & Central Services	
PARTIES <i>Landlord</i> <i>Tenant</i>	 Mackay Boatbuilders Angus Council (Arbroath Townscape Heritage Initiative)	 Angus Council Mr. D. Lindsay	
PROPERTY <i>Description</i> <i>Address</i>	 Office Sailcloth Store, Arbroath Harbour	 Shop 10 St. Ninians Place Brechin	
TRANSACTION <i>Interest</i> <i>Term</i> <i>Effective Date</i>	 Lease 1 yr 7 mths 6 May 2005	 Lease 3 years ASAP	
CONDITIONS <i>Repairs</i> <i>Insurance</i> <i>Use</i> <i>Other rights, obligations etc.</i>	 Landlord Wind and Watertight Landlord Office -	 Tenant Tenant Shop -	

CONSIDERATION			
<i>Rent</i>	£1, 862 p.a.	£650 p.a.	
<i>Premium</i>	-	-	
<i>Rent Reviews</i>	-	None	
<i>Costs</i>	Angus Council	Each party to bear own costs	
REMARKS	Service charge to cover common charges = £1,738 p.a.		

Item No	1	2	3
PROJECT/SCHEME	7256/001	Office for Housing Dept	Office for Housing Dept
<i>Relevant Committee</i>	Southesk Street, Brechin Resources & Central Services	Station Road, Forfar Housing	84 North Street, Forfar Housing
PROPERTY			
<i>Description</i>	Advertising Station	Office	Office
<i>Address</i>	Southesk Street, Brechin	Station Road, Forfar	84 North Street, Forfar
PARTIES			
<i>Landlord</i>	Angus Council	David Ritchie (Implements) Ltd	Strathmore Woolen Co Ltd
<i>Tenant</i>	J.C. Decaux UK	Angus Council	Angus Council
CURRENT			
<i>Rent</i>	£1,650 p.a.	£13,200 p.a.	£8,750 p.a.
<i>Interest</i>	Tenancy	Tenancy	Tenancy
<i>Term</i>	5 years	1 year	5 year
<i>From</i>	15 November 1999	02 April 2004	09 May 2000
<i>Rent review intervals</i>	3 years		3 years
<i>Period since rent set</i>	2 years	1 year	2 years
<i>Date of expiry</i>	14 November 2004	01 April 2005	08 May 2005
PROPOSED			
<i>New Rent</i>	£1,300 p.a.	£3,400 per quarter	££8,750 p.a.
<i>New Interest</i>	Tenancy	Tenancy	Tenancy
<i>Term</i>	5 years	Quarterly	6 Months then monthly if required
<i>From</i>	15 November 2004	01 April 2005	09 May 2005

<i>Rent review intervals</i>	None	N/A	N/A
<i>Maintenance</i>	Tenant	Tenant	Tenant
<i>Costs</i>	Each to bear own reasonable legal costs	Each to bear own reasonable expenses	Angus Council
CONDITIONS			-
REMARKS	Rent reduced due to general decline in advertising revenue.	Short term extension to lease pending relocation to new offices at Orchardbank	Short term extension to lease pending relocation to new offices at Orchardbank

Item No	1	2	3
PROJECT/SCHEME <i>Relevant Committee</i>	0121/002 St. Vigeans Primary School Education	7218/001 Commerce Street, Brechin Resources & Central Services (Common Good)	7050/A53 Car Park at Park Ave., Carnoustie Roads
PROPERTY <i>Description</i> <i>Address</i>	Former School St Vigeans, Arbroath	Store Commerce Street, Brechin	Site adjacent to car park Park Avenue, Carnoustie
TRANSACTION <i>Interest</i> <i>Completion Date</i>	Disposal As soon as possible	Disposal As soon as possible	Disposal As soon as possible
OFFERS <i>Number Received</i> <i>Amount of Offers Received</i> <i>Closing Date</i>	17 Range from £43,000 to £137,001 20/04/05	1 £5,750 20/04/05	2 £5,000 £3,000 13 April 2005
RECOMMENDED OFFER	£137,001	£5,750	£5,000
CONDITIONS			