

## **PROPOSED LEASE RENEWAL TELEPHONE MAST – KEPTIE POND WATER TOWER, ARBROATH**

### **Abstract**

This report advises the Committee of the proposed lease renewal for the telephone mast facility at Keptie Pond Water Tower, Arbroath.

### **RECOMMENDATION**

The Resources and Central Services Committee is requested to consider granting a new lease to Orange Communications.

### **1 INTRODUCTION**

The Water Tower at Keptie Pond, Arbroath has been used by Messrs Orange PCS Ltd, for their telecommunications installation since 1995. The property is held on the Leisure Services account (plan attached).

### **2 CURRENT POSITION**

Orange PCS Ltd entered into an agreement with Angus District Council in 1995 for a period of 10 years and thereafter on a year to year basis unless terminated by one years notice by either side. In these circumstances the current agreement will continue to September 2006 unless the Council serve 1 year's notice. The current rent is £4825.00 (£3750 + RPI index over 5 years).

Orange PCS Ltd has now requested that Angus Council enter into a new 20 year lease on terms and conditions to be agreed.

### **3 FINANCIAL IMPLICATIONS**

A new lease will produce an increased annual rent to Angus Council.

### **4 CURRENT POLICY**

The current policy of the council does not permit the siting of telecommunication masts on council properties or properties over which it has control except that the policy should not be applied in respect of telecommunication installation which are exclusively for the use of the various emergency services or exclusively for the operational needs of Angus Council.

This application does not comply with current Council policy although the mast was in existence prior to this policy being adopted.

**5 CONSULTATION**

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

**6 CONCLUSION**

The Resources and Central Services Committee is requested to consider the renewal of the lease to Orange PCS Ltd., on terms and conditions to be agreed.

**7 HUMAN RIGHTS ACT IMPLICATIONS**

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

**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