

ANGUS COUNCIL

RESOURCES AND CENTRAL SERVICES COMMITTEE

REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 736/05

PROPERTY TRANSACTIONS

Abstract

This report and the attached plans advise 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 Appendix 1.

INTRODUCTION

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

CONSULTATION

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

HUMAN RIGHTS IMPLICATIONS

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

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.

Appendix 1	Lease Renewals
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Item No	1	2	3
PROJECT/SCHEME	7581/002	7684/002/003	7212/001
<i>Relevant Committee</i>	Infrastructure Services Committee	Infrastructure Services Committee	Infrastructure Services Committee
<i>Current Use</i>	Craft Unit	Industrial Units	Industrial Units
PROPERTY			
<i>Description</i>	Craft Unit	Warehouse	Workshop & Office
<i>Address</i>	Unit 2, Cumberland Close, Kirriemuir	Unit 2&3 Broomfield Ind Estate, Montrose	Units 1&4 Brechin Business Centre, Brechin
PARTIES			
<i>Landlord</i>	Angus Council	Angus Council	Angus Council
<i>Tenant</i>	David Thorpe	Crown Worldwide Ltd	Octo Group Ltd
CURRENT			
<i>Rent</i>	£1,200 p.a.	£54,680 p.a.	£8,450 p.a.
<i>Interest</i>	Tenancy	Tenancy	Tenancy
<i>Term</i>	1 year	3 years	5 years
<i>From</i>	22/07/02	23/05/02	30/06/97
<i>Rent Review Intervals</i>	None	None	3 years
<i>Period since rent set</i>	3 years	3 years	5 years
<i>Date of expiry</i>	21/07/05	22/05/05	29/06/05
PROPOSED			
<i>New Rent</i>	£1,200 p.a.	£54,680 p.a.	£9,000 p.a.
<i>New Interest</i>	Tenancy	Tenancy	Tenancy
<i>Term</i>	1 year	3 years	3 years
<i>From</i>	22/07/05	23/05/05	30/06/05
<i>Rent Review Intervals</i>	None	None	None
<i>Maintenance</i>	Landlord – Wind & Watertight Tenant – Internal Repairs	Landlord – Wind & Watertight Tenant – Internal Repairs	Landlord – Wind & Watertight Tenant – Internal Repairs
<i>Costs</i>	Each party to bear own reasonable legal costs.	Each party to bear own reasonable legal costs	Each party to bear own reasonable legal costs
CONDITIONS		Tenant option to break after 2 years	None
REMARKS			

Appendix 1

Lease Renewals

Item No	1	2	3
PROJECT/SCHEME	7581/001	7094/003	5018/A56
<i>Relevant Committee</i>	Infrastructure Services Committee	Resources & Central Services Committee	Environmental & Leisure Services Committee
<i>Current Use</i>	Office	Office	Garden Ground
PROPERTY			
<i>Description</i>	Office	Office	277.3m ² Land
<i>Address</i>	Unit 1 Cumberland Close, Kirriemuir	Gravesend, Arbroath	Rear of 61A Ferry Road Monifieth
PARTIES			
<i>Landlord</i>	Angus Council	Angus Council	Angus Council
<i>Tenant</i>	Visit Scotland, Angus & Dundee	Visit Scotland Angus & Dundee	W.B.Leask
CURRENT			
<i>Rent</i>	£2,660 p.a.	£6,000 p.a.	£20 p.a.
<i>Interest</i>	Tenancy	Tenancy	Tenancy
<i>Term</i>	5 years	3 years	5 years
<i>From</i>	01/04/97	01/04/00	01/07/97
<i>Rent Review Intervals</i>	3 years	None	5 years
<i>Period since rent set</i>	5 years	5 years	8 years
<i>Date of expiry</i>	31/03/05	31/03/05	30/06/05
PROPOSED			
<i>New Rent</i>	£2,660 p.a.	£7,000 p.a.	£50 p.a.
<i>New Interest</i>	Tenancy	Tenancy	Tenancy
<i>Term</i>	6 months and monthly thereafter	1 year	3 years
<i>From</i>	01/04/05	01/04/05	01/07/05
<i>Rent Review Intervals</i>	None	None	None
<i>Maintenance</i>	Tenant	Landlord – Wind & Watertight Tenant – Internal Repairs	Tenant
<i>Costs</i>	Each to bear own reasonable legal costs	Each to bear own reasonable legal costs	Each to bear own reasonable legal costs
CONDITIONS			Used for garden ground only
REMARKS			

Appendix 1

Lease Renewals

Item No	1	2	3
PROJECT/SCHEME	7183/007	7407	
<i>Relevant Committee</i>	Infrastructure Services Committee	Infrastructure Services Committee	
<i>Current Use</i>	Industrial Units	Industrial Units	
PROPERTY			
<i>Description</i>	Offices	Workshops	
<i>Address</i>	Units 7,8 & 9 Montrose Business Centre Montrose	Units 14A, B & D Panmure Ind Estate Carnoustie	
PARTIES			
<i>Landlord</i>	Angus Council	Angus Council	
<i>Tenant</i>	Crown Worldwide Ltd	Pacson Ltd	
CURRENT			
<i>Rent</i>	£4,632 p.a.	£12,525 p.a.	
<i>Interest</i>	Tenancy	Tenancy	
<i>Term</i>	Monthly	Monthly	
<i>From</i>	10/01/05	20/11/96 & 01/02/01	
<i>Rent Review Intervals</i>	None	None	
<i>Period since rent set</i>	6 months	9 and 5 years	
<i>Date of expiry</i>	22/05/05	31/03/05	
PROPOSED			
<i>New Rent</i>	£4,632 p.a.	£13,000 p.a.	
<i>New Interest</i>	Tenancy	Tenancy	
<i>Term</i>	3 years	3 years	
<i>From</i>	23/05/05	01/04/05	
<i>Rent Review Intervals</i>	None	None	
<i>Maintenance</i>	Landlord – Wind & Watertight Tenant – Internal Repairs	Landlord – Wind & Watertight Tenant – Internal Repairs	
<i>Costs</i>	Each to bear own reasonable legal costs	Each to bear own reasonable legal costs	
CONDITIONS	Tenant option to break after 2 years.	Tenant option to break after 2 years.	
REMARKS			