

**ANGUS COUNCIL**

**NEIGHBOURHOOD SERVICES COMMITTEE – 19 NOVEMBER 2009**

**LEASE OF GROUND AT MAYFIELD TERRACE, ARBROATH**

**REPORT BY THE DIRECTOR OF NEIGHBOURHOOD SERVICES**

**ABSTRACT:** This report seeks Members approval to lease ground at Mayfield Terrace, Arbroath to ARCH (Association of Residents of Clifftown and Hayshead) for the nominal sum of £1 per annum for up to 5 years.

**1. RECOMMENDATION**

- 1.1 It is recommended that Members agree to lease two areas of unused open space ground at Mayfield Terrace, Arbroath to ARCH for the nominal sum of £1 per annum for a period of up to 5 years, beginning in June 2010, subject to Scottish Ministers' consent.

**2. BACKGROUND**

- 2.1 The Association of Residents of Clifftown and Hayshead (ARCH) is a registered tenant organisation within Angus, representing the residents of these areas of Arbroath. The Association was formally registered with Angus Council in November 2003
- 2.2 ARCH currently occupies one of the shop units at Mayfield Terrace. The drop-in facility is used for a wide variety of purposes including housing officer and local councillor surgeries, free internet access for members of the community and various groups such as Over 60s and a children's football club. The Association now finds that it has outgrown the current shop unit. With interest from other agencies such as the Job Centre and the Health Service to use the facility to provide services locally, they it requires larger premises and has expressed an interest in leasing two areas of unused open space ground to the rear of the shops in Mayfield Terrace, Arbroath.

**3. PROPOSED USE OF THE GROUND**

- 3.1 The Association intends to site two portacabins on the larger area of ground which will allow it to provide more services to the local community. The Fairer Scotland Regeneration Employability Project is considering funding to either lease or purchase the portacabins. Additionally, ARCH wishes to create a community garden within the smaller area, which will be maintained by members of the Association.
- 3.2 Members will be aware that work will begin in the New Year to demolish the flats above the shops in Mayfield Terrace. The contractors will require to utilise the ground to the rear of the shops for storage and other facilities during the construction period. The work is expected to be complete by May 2010 therefore the site should be available for lease by the following month.
- 3.2 The areas of ground, shown on the [attached plan](#), has been identified as surplus to current requirements. It is therefore proposed that the proposed let be reviewed annually for a period of up to 5 years.

**4. FINANCIAL IMPLICATIONS**

- 4.1 The rental value of the larger area of ground in today's market would be in the region of £3,000 per annum. The value of the smaller area would be around £100 per annum.

However, as the facility will benefit council tenants and residents of the area, it is proposed that a nominal sum of £1 per annum is charged for a period of up to 5 years. It will be necessary to get Scottish Ministers' consent to lease the ground at less than market value.

4.2 There are no other financial implications for the Council arising from the recommendation in this report as no income is currently received in relation to the 2 areas of ground.

## **5. HUMAN RIGHTS IMPLICATIONS**

5.1 There are no Human Rights implications arising from this report.

## **6. SINGLE OUTCOME AGREEMENT**

6.1 This report contributes to the following local outcomes contained within the single outcome agreement for Angus:

- Communities in Angus are safe, secure and vibrant
- More citizens are involved in community life

## **7. CONSULTATION**

7.1 The Chief Executive, the Director of Corporate Services, the Director of Infrastructure Services, the Head of Finance and the Head of Law & Admin have been consulted on the content of this report.

## **8. EQUALITIES IMPLICATIONS**

8.1 The issues contained in this Report fall within an approved category that has been confirmed as exempt from an equalities perspective.

## **9. CONCLUSION**

9.1 This area of ground has been identified as surplus to current Housing Revenue Account requirements and will provide a valuable community facility to the residents of the Clifftown and Hayshead areas of Arbroath. It is therefore recommended that the ground be leased to ARCH for a period of up to 5 years beginning in June 2010 with a nominal rent of £1 per annum charged. This action is consistent with the Council's long held commitment to the wider regeneration of the area and would provide a much needed boost to this ambitious project. The proposed reduction in the rental income will be offset by the reclamation of a valued area of existing office accommodation and represents the Housing Revenue Account's ongoing support for tenant and community participation in the area.

**RON ASHTON  
DIRECTOR OF NEIGHBOURHOOD SERVICES**

**NOTE:** 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 a material extent in preparing the above Report.

**Hsg/NS/AMcK/AR**