

ANGUS COUNCIL

STRATEGIC POLICY COMMITTEE – 17 MARCH 2009
NEIGHBOURHOOD SERVICES COMMITTEE – 16 APRIL 2009

Joint Report by the Director of Corporate Services and
The Director of Neighbourhood Services

PROPOSED LEASE OF CARAVAN PARKS

Abstract: This report advises the committees of the outcome of the marketing exercise to consider the lease of the caravan parks in Carnoustie, Forfar and Montrose

1. RECOMMENDATION

It is recommended that the Committees:-

- 1.1 Note that Neighbourhood Services will manage and operate the three caravan parks for the 2009 season, commencing on Friday, 13 March 2009.
- 1.2 Approve the proposal to review the specification required for the management of the three caravan parks.
- 1.3 Agree that this revised specification will be presented to Neighbourhood Services Committee in August 2009 to allow re-tendering of the three caravan parks during late August, September 2009 period for a potential management lease from season 2010 onwards.

2. BACKGROUND

- 2.1 The Corporate Services Committee of 12 June 2008 approved the contents and recommendations of the Corporate Property Asset Management Plan (Report 606/08). One of the recommendations was that the Caravan Parks at Forfar, Montrose and Carnoustie should be advertised for lease, with a view to the lease commencing during the close season thus allowing the new management time to carry out any required works prior to opening for the 2009 season.

3. CURRENT POSITION

- 3.1 The three sites were advertised for lease by the Council's retained external estates consultants and a closing date for offers was set at 19 December 2008. The process allowed bidders to bid for one or more sites. Unfortunately the majority of the offers received did not contain sufficient information to enable officers to make a recommendation. It was therefore decided to write to all applicants requesting more detailed information, and at the same time to take advantage of this additional time to re-advertise the sites in the hope of attracting additional offers.
- 3.2 Offers were received by the revised submission date of 26 January 2009 from five interested parties and a three stage evaluation encompassing eligibility to tender; minimum standards and price/quality assessment was carried out on the bids which had been received.
- 3.3 At present all three caravan sites are used for touring caravans/camping only. Whilst consideration of an element of static caravans/holiday home units was envisaged to be a possible inclusion within the bids, the levels proposed within some of the bids is substantial and this fact together with the long term commitment to be entered into by both the Council and the bidder necessitates that we defer any decision on this matter for the meantime. It is considered that there are too many potential undetermined quantities attaching to the lease arrangements as presently proposed and we should accordingly take a precautionary approach at this time and defer the decision.

3.4 The bid offers were not comparable on a like for like basis and it is considered that a further review of the requirements for the caravan parks should be carried out with the completion of a revised specification taking into account the potentially complex elements of the bids received in order to inform a re-tendering exercise later in the year for a potential management lease from season 2010 onwards.

3.5 It is intended that this review exercise is conducted as a matter of urgency and is informed by experiences encountered within similar operations throughout the Angus area. The review outcomes incorporating a revised specification will be presented to the Neighbourhood Services Committee in August 2009 to allow the re-tendering exercise to be complete by September 2009. The management lease would be planned to commence with effect from the 2010 season.

4. FINANCIAL IMPLICATIONS

4.1 There are no financial implications directly associated with this report.

5. HUMAN RIGHTS IMPLICATIONS

5.1 There are no Human Rights issues associated with this report.

6. CONSULTATION

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

7. EQUALITIES IMPLICATIONS

7.1 The issues dealt within this report have been the subject of consideration from the equalities perspective (as required by the legislation). An equalities impact assessment is not required.

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DIRECTOR OF CORPORATE SERVICES

RON ASHTON
DIRECTOR OF NEIGHBOURHOOD SERVICES

OR

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.

Community Services - S&C/NS/JRZ/AW