ABSTRACT: This report advises the Committee that Wirren House, North Esk Road, Montrose is now vacant and surplus to the requirements of the Social Work and Health Department.

1. RECOMMENDATIONS

It is recommended that the Committee approves:

(i) the appropriation of Wirren House from the Social Work and Health Account to the Neighbourhood Services Account for use as decant accommodation in connection with the construction of the new swimming pool at Montrose Sports Centre.

(ii) on completion of the construction of the new swimming pool, the appropriation of Wirren House to the Housing Revenue Account at open market value for Social Housing development.

2. BACKGROUND

Wirren House Residential Home for the Elderly, North Esk Road, Montrose is now vacant and has been declared surplus to the requirements of the Social Work and Health Department. The site is shown outlined in black on the plan at Appendix 1.

The availability of the property has been circulated to all departments.

3. CURRENT POSITION

The construction of the new swimming pool in Montrose will incorporate alterations to the Leisure Centre which will result in facilities being temporarily moved to other locations in Montrose to enable continuing public participation.

The Leisure Services Section of the Neighbourhood Services Department has expressed an interest in utilising Wirren House to relocate the fitness suite during the construction period of the new swimming pool.

The adjoining site at Dungman’s Tack, shown hatched on the attached plan, is held on the Housing Revenue Account and proposals for a new affordable housing development are currently being progressed. The Head of Housing has expressed an interest in acquiring Wirren House for phase 2 expansion of this affordable housing project.

Angus Council approved Report No 917/10 (Further Decant Options During The Montrose Sports Centre Closure) on 16 December 2010 regarding the use of various locations during the closure of the sports centre.

4. PROPOSALS

It is proposed that Wirren House be appropriated from the Social Work and Health Account to the Neighbourhood Services (Leisure Services) Account for the period until the decanted facilities can be
repatriated to the Leisure Centre [December 2012 at the latest] to enable public access to the relocated fitness suite.

It is proposed that Wirren House be appropriated to the Housing Revenue Account after the decanted facilities have been repatriated to the Leisure Centre [December 2012 at the latest] at open market value for Social Housing development once the use by Leisure Services is complete.

5. FINANCIAL IMPLICATIONS

There are no financial implications in respect of the initial appropriation to the Neighbourhood Services Account. The eventual appropriation to the Housing Revenue Account will be at open market value resulting in a capital receipt for Angus Council.

6. HUMAN RIGHTS IMPLICATIONS

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

7. EQUALITIES IMPLICATIONS

The issues dealt with in this Report have been subject of consideration from an equalities perspective (as required by legislation). An equalities impact assessment is not required.

8. CONSULTATION

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

9. CONCLUSION

Wirren House, North Esk Road, Montrose is now surplus to the requirements for the Social Work and Health Department.

It is proposed that the building be utilised by the Neighbourhood Services Department (Leisure Services) while works are being carried out to the Leisure Centre to construct a new swimming pool.

On completion of the works it is proposed that the site be transferred to the Housing Revenue Account as phase 2 of the housing development at Dungman’s Tack.

REFERENCES

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<tr>
<th>Committee</th>
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<td>Angus Council</td>
<td>16 December 2010</td>
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<td>Further Decant Options During The Montrose Sports Centre Closure</td>
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Appendix 1 – Site Plan of Wirren House and Housing Development at Dungman’s Tack.
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 any material extent in preparing the above report.

Property/JP/NCM/LCA
Appendix 1 – Site Plan of Wirren House and Housing Development at Dungman’s Tack