

PERTH AND KINROSS COUNCIL**Property Sub-Committee****5 November 2014****Rowanbank Annexe and Community Learning Centre,
Newton Terrace, Blairgowrie****Report by the Depute Director (Environment)**

The purpose of this report is to inform the Committee of the sale of Rowanbank Annexe and Community Learning Centre following an offer received at Auction on 22 August 2014.

1. BACKGROUND / MAIN ISSUES

- 1.1 At its meeting on 16 April 2008, the Strategic Policy and Resources Committee (Report No. 08/212 refers) reaffirmed the Council decision of 14 February 2008 (Report No. 08/94 refers) to dispose of the surplus Investment in Learning project properties. Subsequently, the meeting of the Strategic Policy and Resources Committee at its meeting of 20 May 2009 (Report No. 09/235 refers) approved the recommendation that the Rowanbank Annex and Community Learning Centre, Blairgowrie be placed on the open market for sale following the relocation of the Community Learning Centre staff.
- 1.2 The property was marketed by the Council through conventional approaches with no serious interest. As a result, it was decided to place the property with a property auctioneer (Auction House Scotland).
- 1.3 The Auctioneers marketed the site nationwide and the property was placed at Auction on 22 August 2014 in Aberdeen with a reserve price of £60,000, equating to the asking price when on the market for the previous fifteen months.
- 1.4 As it was anticipated that the property would achieve less than £100,000 at auction, it was considered appropriate to approve the sale under delegated powers and to include this in the Schedule of Property Matters Approved Under Delegated Powers. The report containing the schedule, which included the information that the property was sold at auction, was approved by the Sub-Committee on 20 August 2014 (Report No. 14/342).
- 1.5 At auction, there was significant interest and the property sold at a higher price than anticipated. The highest bid of £114,000 was made by Richard Halhead, Old Woodlands, Woodlands Road, Blairgowrie and missives were in effect concluded at this point in the auction process. Future use of this site will be managed through the planning process.

2. BEST VALUE AND DISPOSAL OF LAND REGULATIONS

2.1 The Council is required to fulfil its statutory duties under Best Value as set out in Section 1 of the Local Government in Scotland Act 2003 . Relevant aspects of this duty include:

- Making best use of public resources, including land and property
- Being open and transparent in transaction
- Ensuring sound financial controls are in place to minimise the risk of fraud and error
- Assessing the full financial consequences of decisions at an appropriate level before major financial decisions are taken or commitments entered into.
- Demonstrating responsiveness to the needs of communities, citizens, customers and other stakeholders, where relevant.

2.2 The Council is also required to comply with Section 74 of the Local Government (Scotland) Act 1973 and the Disposal of Land by Local Authorities (Scotland) Regulations 2010 as they relate to the duty to obtain best reasonable consideration when disposing of land and buildings.

2.3 The sale of Rowanbank for £114,000 following a competitive bidding process at Auction complies with the Council's requirement to fulfill its statutory duties in respect of Best Value and Best Consideration and also complies with the Council's Disposal of Land and Buildings policy.

3. CONCLUSION

The Property Sub-Committee is asked to note the sale of the properties for a sum greater than anticipated.

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Approved

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Barbara Renton	Depute Director (Environment)	9 October 2014

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	YES
Corporate Plan	YES
Resource Implications	
Financial	YES
Workforce	NONE
Asset Management (land, property, IST)	YES
Assessments	
Equality Impact Assessment	YES
Strategic Environmental Assessment	YES
Sustainability (community, economic, environmental)	NONE
Legal and Governance	YES
Risk	NONE
Consultation	
Internal	YES
External	YES
Communication	
Communications Plan	NONE

1. Strategic Implications

Community Plan/ Single Outcome Agreement

- 1.1 The Perth and Kinross Community Planning Partnership (CPP) brings together organisations to plan and deliver services for the people of Perth and Kinross. Together the CPP has developed the Perth and Kinross Community Plan which outlines the key things we think are important for Perth and Kinross:-
- (i) Giving every child the best start in life
 - (ii) Developing educated, responsible and informed citizens
 - (iii) Promoting a prosperous, inclusive and sustainable economy
 - (iv) Supporting people to lead independent, healthy and active lives
 - (v) Creating a safe and sustainable place for the future
- 1.2 It is considered that the actions contained within this report contribute to objective (iii)

Corporate Plan

- 1.3 The Council's Corporate Plan 2013-2018 outlines the same five Objectives as those detailed above in the Community Plan. These objectives provide a clear strategic direction, inform decisions at a corporate and service level and shape resource allocation. It is considered that the actions contained in the report contribute to objective (iii) outlined in paragraph 1.1.

2. Resource Implications

Financial

- 2.1 The sale proceeds of £114,000, net of fees and costs will accrue to the general fund account. The Head of Finance has been consulted prior to submitting this report.

Revenue

- 2.2 There will be a removal of the maintenance and running costs for the building. The revenue costs for 2012-2013 were £6,000 and the costs for 2013-2014 were £3,000.

Asset Management (land, property, IT)

- 2.3 The sale has achieved the key Asset Management objective of disposing of a redundant operational property and reducing the Council's future revenue liability in this regard.

3. Assessments

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.
- 3.2 This section should reflect that the proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (i) Assessed as **not relevant** for the purposes of EqIA

Strategic Environmental Assessment

- 3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.
- 3.4 This section should reflect that the proposals have been considered under the Act and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

Legal and Governance

- 3.5 The Head of Legal Services and the Head of Planning and Regeneration have been consulted on the issues contained in this report.

4. Consultation

Internal

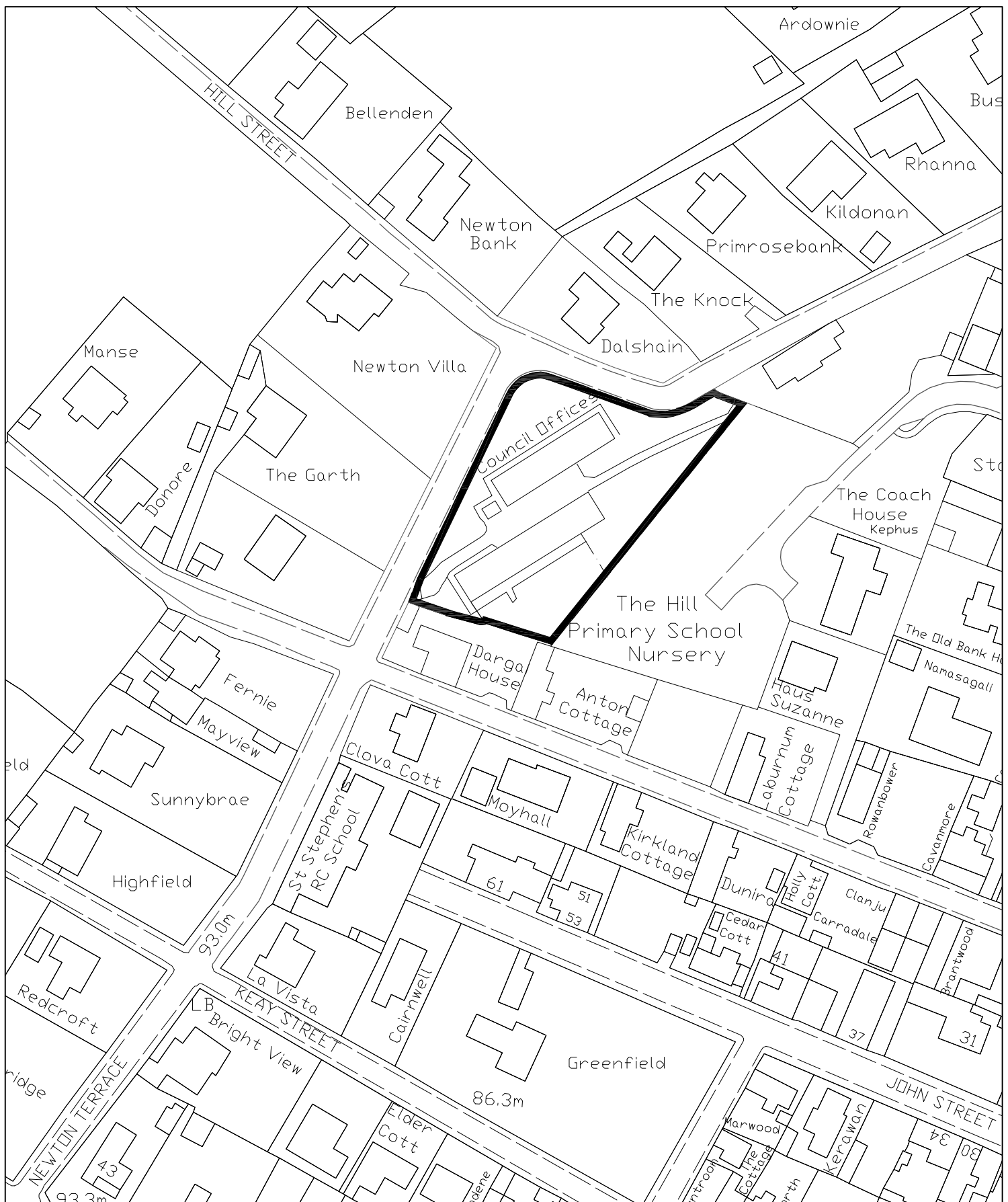
- 4.1 The Head of Planning and Regeneration, Head of Legal Services and the Head of Finance have been consulted on the contents of this report.

2. 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 the above report.

3. APPENDICES

Appendix 1 – Plan of Rowanbank, Newton Terrace, Blairgowrie



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**PERTH &
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COUNCIL**

The Environment
Service

Rowanbank Annex & Community Learning Centre Newton Terrace Blairgowrie

Proposed Disposal

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COMMITTEE REPORT PLAN



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