

## PROPERTY SUB-COMMITTEE

Minute of Meeting of the Property Sub-Committee of the Strategic Policy and Resources Committee held in the Committee Room, Fourth Floor, Council Building, 2 High Street, Perth on Wednesday 4 September 2013 at 10.00am.

Present: Councillors A Grant, I Miller, D Cuthbert, M Roberts and W Wilson.

In Attendance: D Littlejohn (Head of Planning and Regeneration), B Renton, Depute Director (Environment), J Carney and J Janes (all The Environment Service); G Taylor, L Whiteford and Y Oliver (all Chief Executive's Service).

Councillor A Grant, Convener, Presiding.

### 1. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

### 2. MINUTES OF PREVIOUS MEETINGS

- (i) The minute of meeting of the Property Sub-Committee held on 15 May 2013 was submitted and approved as a correct record.
- (ii) The minute of the special meeting of the Property Sub-Committee held on 27 May 2013 was submitted and approved as a correct record, subject to the word "Kinross" being substituted for the word "Perth" in Item 2.

### 3. PROPERTY FACILITIES MANAGEMENT CAPITAL BUDGET PROGRAMME OF PROJECTS 2013/14; CAPITAL FIGURES FOR 2013/14 – 2019/20 & REVENUE MAINTENANCE WORKS AND PROJECTS FOR 2013/14

There was submitted a report by the Depute Director (Environment) (13/431) (1) informing the Sub-Committee of the Capital Programme of Projects for the current year 2013/14; (2) requesting the Sub-Committee to note (a) the breakdown and spread of budget allocations across key work streams and (b) the provisional capital allocations for future years; (3) informing the Sub-Committee of the key allocations and work streams from the Revenue budget for maintenance works and projects in 2013/14; and (4) noting the proposed Property Facilities Management Capital Programme of Projects for 2013/14; Capital figures for 2014/15-2019/20, and Revenue Maintenance Works and Projects for 2013/14.

#### **Resolved:**

- (i) The breakdown of the Capital and Revenue budget allocations for 2013/14 across key work streams, as detailed in Appendix 1 to Report 13/431, be noted.
- (ii) The capital allocations for financial years 2013/14 to 2019/20, as listed in Appendix 2 to Report 13/431, be noted.

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- (iii) The breakdown into individual budget headings and the key areas of the Capital budget for 2013/14, as detailed in Appendix 3 to Report 13/431, be noted.
- (iv) The Capital Programme of projects for 2013/14 for the 'Improvements', Property Compliance and Equalities (DDA) areas, as detailed in Appendix 4 to Report 13/431, be noted.
- (v) The Revenue Programme of projects for 2013/14, as detailed in Appendix 5 to Report 13/431, be noted.

**IT WAS AGREED THAT THE PUBLIC AND PRESS SHOULD BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEMS IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH IS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973**

**P1. HILL PRIMARY SCHOOL, BLAIRGOWRIE – PROPOSED DEFERRAL OF MARKETING**

There was submitted a report by the Depute Director (Environment) (13/432) (1) seeking approval for deferral of the marketing of the former Hill Primary School, Blairgowrie to allow the Ericht Trust a period to bring forward proposals for the development of the site as a multi-function community space; and (2) informing the Sub-Committee that as the former Hill Primary Nursery Annexe and former community base at Rowanbank, Newton Terrace, Blairgowrie occupy a separate site from the main school complex, they are not affected by the proposals and that the Rowanbank complex continues to be marketed for sale.

**Resolved:**

- (i) The active marketing of the former Hill Primary School be suspended until June 2014, on the terms and conditions outlined in Report 13/432.
- (ii) A further report be brought to the first available meeting of the appropriate Committee of the Council following the submission of proposals by the Ericht Trust, but no later than the first available meeting following the end of June 2014.
- (iii) If a third party were to submit an unsolicited offer to purchase the site before June 2014, consideration of any offer will be deferred until the Trust has been given 3 months to submit interim proposals which, together with the unsolicited offer, will be taken to a meeting of the appropriate Committee of the Council.

**P2. TOWN HALL, CRIEFF ROAD, ABERFELDY – PROPOSED DISPOSAL**

There was submitted a report by the Depute Director (Environment) (13/433) informing the Sub-Committee that (1) Aberfeldy Town Hall has been declared surplus to the operational requirements of the Council and Locus Breadalbane Limited, a local Registered Charity, had been granted a licence by the Aberfeldy Common Good Fund Committee (Report No. 11/199 and Article 250/11 refers), to occupy the hall whilst they investigated the feasibility of acquiring it for continued community use; and (2) Locus Breadalbane Limited have now confirmed their desire to acquire the Town Hall and have prepared a Development and Management Plan outlining their proposals for its future management; (3) an appraisal and assessment of the disposal in terms of the Disposal of Land by Local Authorities (Scotland)

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Regulations 2010 has been carried out; and (4) asking members to consider the appraisal and assessment and to agree to the recommendation that the community benefit to be gained from the disposal justifies the sale of the subjects at £75,000, on the basis of the proposed terms of sale contained within Report 13/433, and subject to securing Sheriff's consent to a sale.

**Resolved:**

- (i) The appraisal and assessment of the disposal of the Town Hall, Crieff Road, Aberfeldy, in terms of the Disposal of Land by Local Authorities (Scotland) Regulations 2010, be noted.
- (ii) It be agreed that the community benefit to be gained from the disposal justifies the sale of the subjects at £75,000.
- (iii) The Town Hall, Crieff Road, Aberfeldy be sold to Locus Breadalbane Limited, for the sum of £75,000 on the basis of the proposed terms of sale contained within Report 13/433 and otherwise on terms and conditions to the satisfaction of the Head of Planning and Regeneration and the Head of Legal Services.
- (iv) The Head of Legal Services be authorised to petition the Sheriff for consent to sell the subjects to Locus Breadalbane Limited for the sum of £75,000.
- (v) It be noted that Report 13/433 would be considered by the Aberfeldy Common Good Fund Committee at its next meeting on 2 October 2013.

**P3. FORMER ST JOHN'S PRIMARY SCHOOL, PERTH – PROPOSED DISPOSAL**

There was submitted a report by the Depute Director (Environment) (13/434) (1) informing the Sub-Committee that the former St John's Primary School, Perth had become surplus to requirements as a result of the Investment in Learning Project; and (2) seeking approval in principle for the disposal of the former St John's Primary School, Perth to Workshop and Artists' Studio Provision Scotland Ltd (WASPS).

**Resolved:**

- (i) The disposal of the former St John's Primary School to Workshop and Artists' Studio Provision Scotland Ltd (WASPS) be agreed in principle, subject to subsequent approval of terms by the appropriate Committee of the Council, following completion of an appraisal and assessment of the proposals in terms of the Disposal of Land by Local Authorities (Scotland) Regulations 2010.
- (ii) The potential loss of a receipt to the Investment in Learning Project, be noted.
- (iii) The Depute Director (Environment) be instructed to bring a further report to the appropriate Committee of the Council, following completion of WASPS' feasibility exercise and an appraisal and assessment of the proposals in terms of the Disposal of Land by Local Authorities (Scotland) Regulations 2010.

**P4. KINROSS COUNTY BUILDINGS, 21/25 HIGH STREET, KINROSS –  
PROPOSED DISPOSAL**

There was submitted a report by the Depute Director (Environment) (13/435) seeking approval for the sale of Kinross County Buildings, 21/25 High Street, Kinross following offers received on 31 July 2013.

**Resolved:**

- (i) Acceptance of the offer by Liberty Properties (UK) Ltd or their nominees, be agreed.
- (ii) In the event that a sale to Liberty Properties (UK) Ltd cannot be concluded, an approach be made to the party or their nominees who made the second highest offer, and failing that, to the party or their nominees who made the third highest offer.
- (iii) The fourth offer would not represent best value and should be rejected.
- (iv) If a sale cannot be concluded with one of the three highest bidders, the subjects will be remarketed for sale or lease.
- (v) The Head of Planning and Regeneration and the Head of Legal Services be instructed to finalise a sale in terms contained in Report 13/435 and otherwise on terms and conditions to the satisfaction of the Head of Planning and Regeneration and Head of Legal Services.
- (vi) All offers to be subject to strict timescales for all necessary statutory consents.

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