

Appendix 4 to Report No 173/24

Objectives, Weightings and Rationale for Weightings

Objective	Weighting	Rationale for weighting
1. Provide a commitment to deliver, and adhere to, proposed use.	5	This is weighted at 5 as it is important the successful bidder ensures that the land is used for the purpose contained in their response to the questionnaire. Furthermore, the use of the land is key to the achievement to many of the objectives.
2. Provide inclusive and sustainable economic growth in Angus with focus on investment in offshore renewable energy.	5	<p>The geographic location of this site makes it strategically important from an economic development perspective as Montrose is a key location for securing offshore wind Operation & Maintenance (O&M) opportunities. This aligns with the Community Plan ambition to: "Support Angus to achieve inclusive and sustainable economic growth, with a particular focus on the long-term potential of private and public investment opportunities in offshore renewable energy".</p> <p>As well as the potential to support business and economic growth in Montrose and the wider region, supporting the offshore renewable industry also supports Angus' ambitions to become a low-carbon, clean growth, sustainable area, delivering on the priorities in the Council and Community Plan and aligned to the ambitions of the Mercury Programme (https://investinangus.com/the-mercury-programme/) and the Tay Cities Deal Angus Fund.</p> <p>Montrose Port occupies a prime location of the North East coast to support the offshore renewables sector. It is the Operations and Maintenance base for Seagreen and Inchcape wind farms and is well placed to secure additional investment from future Scotwind investment. Quayside access and sites are at a premium and are a key requirement for securing offshore investment which is extremely competitive.</p> <p>Although not directly located on the quayside, Inch Pavilion occupies a key location given its proximity to the quay and potential for direct access (dependent on securing access). It is one of the few vacant sites adjacent to the Port thereby offering a significant opportunity to support the development of the Port.</p>
3. Provide fair work opportunities and deliver programmes to help people into work	3	This objective is weighted at 3 as whilst it is considered to be an important part of the Council's objectives to provide work opportunities and programmes, this objective is not the key integral part to economic growth. Objective 2 is considered to be the main priority for the Council in relation to the future use of the property. Inclusive and sustainable economic growth would lead to additional employment opportunities in the local area and beyond. Objective 2 is considered to feed into Objective 3 which reflects the level of weighting.
4. Community benefits	3	This objective was weighted at 3 as whilst an important part of the Council's objectives to provide support to local

		community this objective was not considered to be the key integral part to what the Council is seeking to achieve with the use of this area of land. Although the application of community benefits would enhance the area and provide support to the local community this was not considered as important as potential economic growth and related commercial benefits sought to be gained from the use of the site.
5. Contribution to Angus area wide Net Zero carbon emissions and impact on Angus biodiversity.	4	This is one of the significant objectives which links with key priorities in the Angus Council Plan to provide opportunities for offshore renewable energy and assist in delivering a reduction in emissions along with enhancing biodiversity where possible. This was therefore weighted at 4 to indicate its importance in assessing the options against the Council's strategic vision and objectives whilst recognising that other objectives were considered to be higher priorities in comparison.
6. Capital implications	5	Capital is weighted at 5 as this reflects that price, while not the only factor in determining the best consideration for the asset, is considered to be a significant factor.
7. Ongoing revenue implications	1	The weighting for this objective was set at 1 as the overall impact on the Council's revenue income and future costs will be minimal. This is not a significant element of the strategic vision, objectives and service properties which reflects the weighting.
8. Risk	1	The scoring against each option indicates the individual impact of the risk however this objective is weighted as 1 as the overall effect of risk to the Council is minimal. This was considered on the basis of a change to the current situation, if any of the options fail in comparison then there is minor risk overall as there is negligible loss to the Council against the major objectives identified in the appraisal document.