

ITEM No ...7.....

REPORT TO: CITY GOVERNANCE COMMITTEE – 19 JANUARY 2026

REPORT ON: COMMUNITY ASSET TRANSFER OF MID-LIN DAY CARE CENTRE

REPORT BY: EXECUTIVE DIRECTOR NEIGHBOURHOOD SERVICES AND EXECUTIVE DIRECTOR CITY DEVELOPMENT

REPORT NO: 7-2026

1 PURPOSE OF REPORT

1.1 To seek approval for the disposal, as a community asset transfer, of Mid-Lin Day Care Centre, 59 Pitkerro Drive, Dundee.

2 RECOMMENDATIONS

2.1 It is recommended that Committee approves the disposal of Mid-Lin Day Care Centre, 59 Pitkerro Drive, Dundee, as shown in Appendix 1, to Mid-Lin Day Care Ltd Limited, a Private Company Limited by Guarantee with Company Number SC247536 for the sum of £1.

3 FINANCIAL IMPLICATIONS

3.1 There are no direct financial implications arising from the agreement of this report.

4 MAIN TEXT

4.1 Mid-Lin Day Care support adults and older people with mental or physical disabilities, or those who face social isolation. They provide activities promoting daily living skills and contributing to rehabilitation while also providing respite for carers.

4.2 Mid-Lin Day Care are a Company Limited by Guarantee, a not-for-profit organisation with no shares, where any surplus is reinvested into the organisation rather than distributed as profit. They have operated their services from the building as a sitting tenant since 2003.

4.3 Mid-Lin Day Care submitted a Community Asset Transfer (CAT) application for the asset on 7th April 2025. While the application is not valid under the Community Empowerment (Scotland) Act 2015, the CAT group made up of officers from Communities, City Development, Environment, Finance and Legal agreed that the application was valid under the Council's own Community Asset Transfer scheme Article II of the Policy and Resources Committee of 13 March 2017 Report 85-2017 refers. The CAT group are recommending that the transfer of the asset to Mid-Lin Day Care represents Best Value for the Council and the citizens of Dundee.

4.4 Mid-Lin Day Care intend to continue to use the building to offer services to their clients from across Dundee but also to increase opportunities for local community use and community activities in the Linlathen area, an area significantly impacted by poverty and deprivation.

4.5 The current lease is on a tenant Full Repairing and Insuring basis at a rental of £1 per annum, running on a month-to-month basis. As sitting tenants, they are currently responsible for on-going maintenance costs in relation to the upkeep up the building and have evidenced cash flow projections demonstrating their capacity to continue to manage this.

4.6 In the long-term Mid-Lin Day Care intend to demolish the current building and develop a purpose-built facility. Until capital funding for a new building has been secured, Mid-Lin Day

Care will continue to operate from the existing building. The CAT group were satisfied that the service will continue to be delivered from the existing building until Mid-Lin Day Care secure the required investment for any new facility.

- 4.7 The disposal will be subject to an economic development burden meaning that any future use of the property must only be for charitable purposes that benefit the community and cannot be used for commercial profit.

5 **POLICY IMPLICATIONS**

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services, or funding and so has not been subject to an Integrated Impact Assessment. An appropriate Senior Manager has reviewed and agreed with this assessment.

6 **CONSULTATIONS**

- 6.1 The Council Leadership Team has been consulted in the preparation of the report.

7 **BACKGROUND PAPERS**

- 7.1 None

Tony Boyle
Executive Director Neighbourhood Services

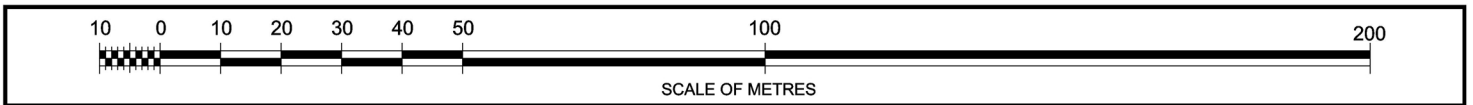
Robin Presswood
Executive Director City Development

28 November 2025



PART O.S. SHEET NO 4132 NE & NO 4232 NW

AREA COLOURED GREY EXTENDS TO 0.1511 HECTARES OR THEREBY (0.373 acres)



ADDRESS: MID-LIN DAY CARE 59 PITKERRO DRIVE DUNDEE DD4 8AT	REF:	Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2025. All rights reserved. Ordnance Survey Licence number AC0000849497.
	DRAWN: LMO	
DRAWING: PLAN	SCALE: 1/1250 @A4	TEL:+44 (0) 1382-434000 FAX:+44 (0) 1382-433013
	DATE: NOV 2025	

This page is intentionally left blank