

The background of the slide features a large, light blue watermark of the City of Vancouver's coat of arms. The crest includes a crown with four maple leaves, a shield divided into four quadrants (top-left: a ship, top-right: a stag, bottom-left: a ship, bottom-right: an eagle), and a banner at the bottom with the motto 'A NE FOR A'.

## **Agenda Item 8**

### **Strategic Property Review – Update from Working Group**

**FALKIRK COUNCIL**

**Title:** Strategic Property Review – Update from Working Group

**Meeting:** Falkirk Council

**Date:** 29 March 2017

**Submitted By:** Director of Development Services

**1. Purpose of Report**

- 1.1 This report provides an update on the outcomes of a meeting of the Member Working Group convened to consider alternative town centre options for the Council headquarters project, following the actions approved on the Strategic Property Review (SPR) at the Council meeting in December 2016.

**2. Recommendations**

**It is recommended that, in addition to the actions approved at its meeting on 19 December 2016, the Council agrees:**

- a) to note the outcome of the Member working group meeting and determine any further actions necessary at this time to further progress the Council headquarters project.**

**3. Background**

- 3.1 At its meeting on 19 December 2016, the Council agreed to:

- adopt a corporate approach to the implementation of the SPR and the principle of the Locality Model as a basis for review of the portfolio in relation to service needs;
- progress the next phase of the review to implement the Asset Realisation Programme contained in the report;
- consider its options for lease as well as disposal of assets as part of a broader business portfolio
- initiate further work on an options appraisal for the Council headquarters project at a maximum cost of £100K, to include:-
  - assessment of the refurbishment options for the Municipal Buildings, and
  - that a working group meet as soon as possible to discuss alternative town centre options and to report back to a special meeting of Council, or next scheduled meeting as appropriate
- to request more information on the interim arrangements for offices following the options appraisals;
- that there will be no closures (outwith currently agreed proposals) without the fullest consultation with all parties involved in the Working Group; and

- that a further report on the outcomes of the next stages of work on the SPR will be provided to Council during 2017.

#### **4. Meeting of the Member Working Group**

- 4.1 A Member working group, with support from officers was established and met on 7 February 2017 to discuss the alternative town centre options raised at Council. The elected member composition for the Group had been agreed in advance and the meeting involved Cllrs Martin, Goldie, Garner and McCabe.
- 4.2 The working group was briefed on the approaches that the Council had received from private developers interested in proposing options for a new HQ/back office and the procurement implications of a further market test.
- 4.3 The working group were advised that each of the interested parties are at differing stages in terms of their own “development offer”. This ranged from single office buildings to schemes involving inclusion of Council assets, attempting to meet its requirements as part of wider town centre regeneration proposals. Developers would anticipate information being supplied on the Council’s specification including the anticipated size of facilities, uses, tenure, funding availability and limits, location and delivery timescale.

#### **5 Consultation**

- 5.1 A meeting of the Member working group took place on 7 February 2017.
- 5.2 A reconstituted working group to address any asset closures, per the decision made on the Strategic Property Review in December 2016, will be required prior to reporting back to the new Council.

#### **6 Implications**

##### **Financial**

- 6.1 In order to progress further with the options appraisal for the consideration of the Council’s headquarter/back office requirements a budget of £100K has been allocated.

##### **Resources**

- 6.2 No additional resource issues at this stage.

##### **Legal**

- 6.3 Any transactions will be subject to conclusion of all necessary legal agreements.

##### **Risk**

- 6.4 A risk matrix will be prepared to assist delivery of the project programme and delivery

## **Equalities**

- 6.5 The implementation of the review will include measures to ensure that the scope for the Council to meet the needs of protected groups is addressed fully in the provision of properties used for service delivery.

## **Sustainability/Environmental Impact**

- 6.6 No sustainability issues at this stage.

## **7 Conclusions**

- 7.1 As agreed at the Council meeting on 19 December 2016, a Member working group met to consider the approaches that the Council had received from private developers interested in proposing options for a new HQ/back office and the implications of a market testing exercise.
- 7.2 The working group received the relevant information.
- 7.3 The Strategic Property Review is progressing and further reports will be made to Council during 2017.

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Director of Development Services

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Date: 6 March 2017

## **APPENDICES**

None

### **List of Background Papers:**

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973:

- Strategic Property Review – Report by Director of Development Services/Hubco
- Corporate Asset Management Strategy
- Property Asset Management Plan