

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

## **Agenda Item 7**

### **Asset Surplus to Requirements – Larbert Cemetery Lodge**

**Title: Asset Surplus to Requirements – Larbert Cemetery Lodge**  
**Meeting: Executive**  
**Date: 12 March 2019**  
**Submitted By: Director of Development Services**

**1. Purpose of Report**

- 1.1. The purpose of this report is to seek approval to sell Larbert Cemetery Lodge, 25 Muirhead Road, Larbert.

**2. Recommendation(s)**

- 2.1. **It is recommended that Executive:-**

- (I) Agrees to declare Larbert Cemetery Lodge surplus to operational requirements and**
- (II) Authorises the disposal of the property on the open market**

**3. Background**

- 3.1. The property was originally developed around 1900 as a lodge house for employees associated with Larbert Cemetery. More recently, the property had been occupied by a tenant. The property is now vacant.
- 3.2. The Council's Corporate Asset Management Strategy includes objectives to secure operational efficiencies through asset realisation, including disposal of property and land which is surplus to operational requirements.

**4. Considerations**

- 4.1. The lodge is stone built with a slate covered roof (see map at Appendix 1). It has a living room, kitchen, dining room, two bedrooms and a bathroom. The house is considered to be suitable for residential use only.
- 4.2. Housing Services has considered using this property as part of Council stock however due to its location, within a cemetery, and the poor condition of the property it was discounted. They noted that the property would fail the Scottish Housing Quality Standard (SHQS) and the Energy Efficiency Standard for Social Housing (EESH). It was estimated to cost over £85,000 to bring the property up to the required standard as a mainstream social rented house and that this would not represent good value for money. The general focus is also on new build on larger development sites.
- 4.3. It is anticipated a new owner would invest a significant amount of money in the property and would keep the house and garden ground to a significantly higher standard than it is at present. It is considered that the sale of the property is likely to have a positive impact on the cemetery.

- 4.4. The new owner would be required to create an alternative access from Muirhead Road into the garden, thereby avoiding taking access from the cemetery road. It would be a condition of the sale that the current access to the lodge from the main cemetery road is closed. This would require planning permission and Roads consent, both of which are anticipated to be achievable for a new owner.

## **5. Consultation**

- 5.1. The relevant local members have been consulted and no objections were received.

## **6. Implications**

### **Financial**

- 6.1 If progressed to conclusion, the sale of this asset will generate a receipt for the General Services account.

### **Resources**

- 6.2 None.

### **Legal**

- 6.3 The disposal will be subject to conclusion of all necessary legal agreements.

### **Risk**

- 6.4 If not approved the fabric of the property will inevitably decline, potentially resulting in it becoming dilapidated and significantly reducing the value of the property.

### **Equalities**

- 6.5 N/A

### **Sustainability/Environmental Impact**

- 6.6 Whilst new materials will be used by the purchaser to refurbish the property much will be to modern standards to comply with building regulations such as insulation. The impact would be substantially less than an equivalent new construction of a house. The proposed sale will retain an attractive local building of some local historical interest.

## **7. Conclusions**

- 7.1 There is no operational need for the Council to retain this property and it is recommended that the property be sold on the open market.

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Director of Development Services

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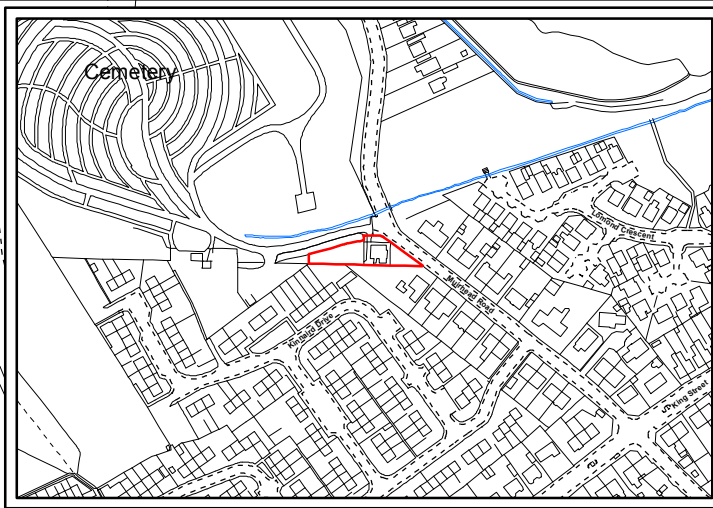
Date: 26 February 2019

## **Appendices**

- Appendix 1- Map showing location of land proposed to be sold.

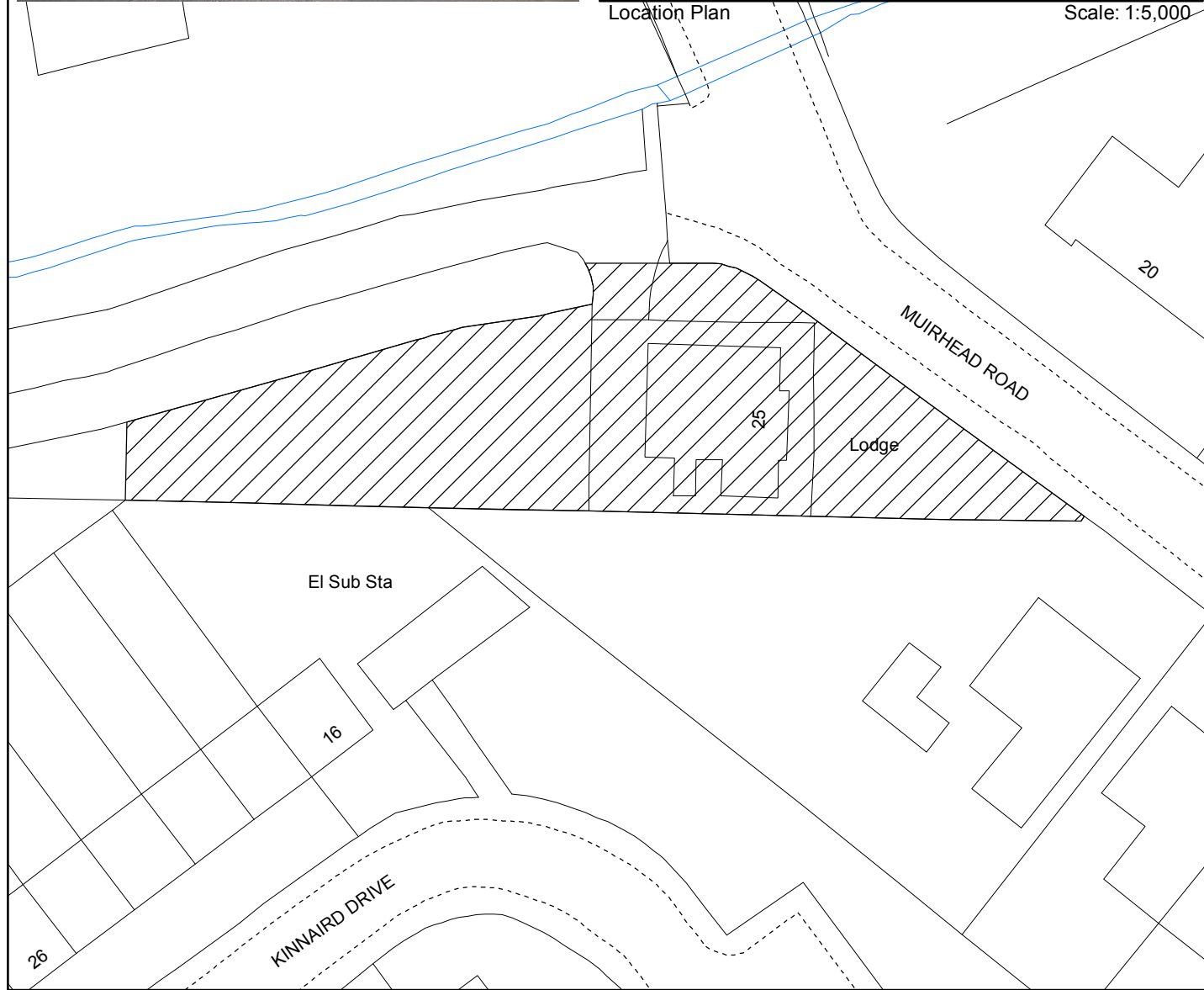
## **List of Background Papers:**

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




Location Plan

Scale: 1:5,000



0 10 20 40 Meters

 922.54 sqm



Falkirk Council

Development Services  
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Scale: 1:500

Date: 26.6.2018



Subject

Larbert Cemetery Lodge, 25 Muirhead Road, Larbert

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