



## **Agenda Item 6**

**Municipal Buildings - Statutory  
Consultation under The Community  
Empowerment Act 2015 for disposal of  
Common Good Land**

**Falkirk Council**

**Title: Municipal Buildings – Statutory Consultation under The Community Empowerment Act 2015 for disposal of Common Good Land**

**Meeting: Falkirk Council**

**Date: 29 September 2021**

**Submitted By: Acting Director of Development Services**

**1. Purpose of Report**

- 1.1. This report provides information on the outcome of the consultation on the proposed demolition and subsequent sale of the Municipal Buildings site under the Community Empowerment (Scotland) Act 2015 following a decision of Falkirk Council at its meeting of 23 June 2021.

**2. Recommendation(s)**

**2.1. It is recommended that the Council:-**

- (1) notes and has regard to the consultation responses received;**
- (2) approves the responses to the consultation comments as outlined at Appendix 3 to this report;**
- (3) agrees, having regard to the terms of Paragraphs 4.12/3 below, that the entire Municipal Buildings and Town Hall site be considered as alienable Common Good;**
- (4) in relation to Question 1 of the consultation document, agrees to proceed with the phased demolition of the Municipal Buildings;**
- (5) in relation to Question 2, agrees that the whole of the Municipal Buildings site, or the balance of the site (should part be retained for the building of a new office headquarters), be sold for development;**
- (6) agrees that the capital receipt from the sale of the Municipal Buildings/Town hall site, or the balance thereof, be applied towards the cost of the replacement facilities**

**3. Background**

- 3.1. On 23 June 2021, Falkirk Council agreed to initiate a public consultation exercise to consider the proposed demolition and potential sale of the Municipal Buildings and surrounding site at West Bridge Street, Falkirk.
- 3.2. The buildings and associated site are held on the Common Good Account of the former Burgh of Falkirk. Therefore, before considering any proposal to change the use of, or dispose of, any Common Good property, the Council must comply with the provisions of the Local Government (Scotland) Act 1973 (the “1973” Act) and have regard to any representations made by the community in response to a consultation exercise carried out in accordance with the procedures detailed in S.104 of the Community Empowerment (Scotland) Act 2015 (the “2015 Act”).

- 3.3. The finalised Consultation Document is attached as appendix 1. This recognised that a parallel decision making process was ongoing in respect of the Council's new Headquarters ("HQ") and Arts Centre project.

#### 4. Considerations

- 4.1. **Consultation Process** – for the demolition and potential sale of the Municipal Buildings and surrounding site to proceed, the Council must undertake an 8 week consultation process and this commenced on the 1<sup>st</sup> July 2021 and ran until the 27<sup>th</sup> August 2021. The Council used a number of means to promote the consultation and engender engagement: -

- Statutory Notice in the Falkirk Herald on 1<sup>st</sup> July 2021
- Article in the Falkirk Herald on 1<sup>st</sup> July 2021
- Public Notices in/around the site – in 8 locations and also displayed from 1<sup>st</sup> July 2021 on the Municipal Buildings Community Notice Board
- Public Notice in the Falkirk Library together with hard copies of the consultation document and response form
- 2 formal announcements on Social Media
- Council website - The survey was available to view and participate on Falkirk Council's webpage, where a dedicated link was created.
- Citizen Space – The survey was live online from 1<sup>st</sup> July 2021 to 27<sup>th</sup> August 2021, on Falkirk Council's consultation platform for undertaking all public consultations.
- Grahamston, Westfield and Middlefield Community Council were contacted separately on 1<sup>st</sup> July 2021.

- 4.2. A variety of response methods was adopted including on-line, e-mail and postal to allow maximum participation and to gain the views of Falkirk Council residents and community bodies. The on-line survey was the most popular method of responding.

- 4.3. On 30 September 2020 Council acknowledged that the existing Municipal Buildings and Town Hall were reaching the end of their economic life and no longer fit for purpose or economical to refurbish and a new HQ and arts facility would be built in Falkirk town centre.

- 4.4. **Consultation Questions** – the Consultation sought views on 2 specific questions and allowed respondents to also leave a comment if they desired:-

- **Question 1** - Do you agree that Falkirk Council should demolish part of the Municipal Buildings (coloured blue on the plan) with the site on which they are erected being grassed over?
- **Question 2** - Do you agree that the whole of the consultation site, or the balance should part be required for the building of the new HQ and associated facilities, be sold (with the remaining Buildings potentially having first been demolished)?
- **Do you have any comments?**

- 4.5. **Analysis of Consultation responses-** Over the consultation period 130 responses were received from individuals and organisations, with 78 providing additional comments. Statutory consultation is required for all active Community Councils within the former Falkirk Burgh area. Although there are 7 Community Councils within the former Burgh, only one is currently active. Accordingly, Grahamston, Westfield and Middlefield Community Council was consulted directly by e-mail on 1<sup>st</sup> July 2021 but no response was received. 129 responses were received on-line and there was one postal response. Automated acknowledgements were issued to all respondents.
- 4.6. The number of responses received represents a very small percentage of the overall population of the Falkirk Council area and the former Burgh area, many of whom will be aware of the Consultation and have chosen not to provide a response. It is also clear that many of the comments received relate to the ongoing HQ and Arts Centre project, rather than directly to the Consultation questions. While these responses are of interest to the broader aspects of the HQ and Arts Centre project, they are outwith the scope of the Consultation which has been conducted under the 2015 Act in relation to the Municipal Buildings and Town Hall site. The Consultation comments have been anonymised, and proposed responses are set out in the spreadsheet at Appendix 2 to the Report. Council is asked to approve these responses.
- 4.7. **Question 1** - Of the 130 responses received, 107 agreed and 23 disagreed. This equates to 82.31% in favour of demolishing the Municipal Buildings and grassing over the site.
- 4.8. An analysis of the additional comments relating to Q1 has been summarised as following issues, along with the suggested response to the areas of comment:—
- **Treatment of the site after demolition** – the Council will look to level and reprofile the areas after the demolition works, and treat appropriately to avoid the area becoming an eyesore prior to any reuse proposals being brought forward in the future.
  - **Why can't the existing buildings be reused or refurbished** – the Council has looked previously at the costs of reusing and refurbishing the existing buildings but they do not meet the Council's office and arts requirements and the costs were deemed more expensive than demolishing and rebuilding to its revised needs..
  - **The continued operation of Falkirk Town Hall** – While parts of the Municipal Building site are being demolished and others stripped back to a shell, the Falkirk Town Hall will continue to operate until the replacement facility has been constructed.
  - **The buildings shouldn't be demolished/demolition is premature** – the building has been utilised sporadically over the past 18 months, with the Council moving to a blended way of working, due to Covid restrictions. Many of the building services/components are now failing (roof, windows, lifts, etc) and the costs to repair have been confirmed as prohibitive. Staff are being relocated to other buildings, when not working from home. As the Council, will not reuse the building, it is

considered safest to demolish parts and soft strip and remove the asbestos from other areas for public safety reasons and to reduce the liability in terms of ongoing costs.

- **How does this fit with the reduce, reuse and recycle agenda.**- a full structural assessment of the building was undertaken several years ago to consider whether the building could be reused. The results of the survey indicated that the building would have to be taken back to its structural frame, braced and then rebuilt. As is explained above, the needs of the Council have changed and the costs to adapt to address these constraints were prohibitive. As part of the demolition process, the Council will work with the contractor to maximise the amount of materials that can be recycled including any crushed aggregate.

4.9. **Question 2** - Of the 130 responses received, 81 agreed and 49 disagreed. This equates to 62.31% in favour of sale of the whole or part of the Municipal Buildings and Town hall site depending on whether part is retained for use for new Council facilities.

4.10. Again, an analysis of the accompanying comments relating to Q2 has been summarised as following issues, along with the suggested response to the areas of comment:

- **The site should be used for the HQ and Arts Centre** – the Council is considering, as part of a separate process whether part, or any, of the site should be used to meet its requirements for replacement facilities. A decision on this will be made at the meeting on the 29 September.
- **It is not the Council's land to sell** – Falkirk Council's predecessors (the Provost, Magistrates and Councillors of the Burgh of Falkirk) acquired the land for £10,000 in September 1946. The Council does own the site, albeit it has common good status, hence the current consultation exercise.
- **Ring fence money to contribute to demolition/replacement facilities costs** – The Council will consider carefully what should happen to any proceeds if the site is sold. As part of its business case and options appraisal for the HQ and arts centre project, the Council presently proposes to use these receipts to assist in meeting the cost of demolition and replacement.
- **The site should be used for social/community use or Community Asset transfer** – after the outcome of this Consultation, the Council will consider the ultimate uses that can be supported for the site based on the planning zoning and consideration of what uses best support the overall future framework for the town centre. Other public/social/community uses will form part of this consideration. Should a community group wish to promote a proposal for a Community Asset transfer this can be considered, based on submission of a satisfactory business case.
- **The site should be used for parking** – part of the site is already used for car parking for the public, and this will continue until a decision on future development is reached. The Council is reviewing car parking requirements across the town centre and will consider the

extent of car parking that should be retained at this location as part of that review.

- **Responses both for/against housing development** – after the outcome of this Consultation, the Council will consider the ultimate uses that can be supported for the site based on the planning zoning and consideration of what uses best support the overall future framework for the town centre. If residential development is considered the most suitable use, the tenure mix, density and type of housing will form part of any consideration.
- **Use the site for affordable or Council housing and amenities for elderly** – similar to the above, if these are appropriate uses, these will be included in any development brief for the site. Local Development Plan policy will require that a proportion of the site or contribution towards delivery of affordable housing is made available by a developer.
- **The site shouldn't be sold for private development** – similar to the above, the Council will consider all appropriate uses, however the business case for the project anticipates disposal for residential development with the receipts being reinvested in the HQ & arts centre project.

4.11. As noted above, a number of general comments were received that fall out with the scope of the Consultation questions. Appendix 3 provides an analysis of the general comments and summarises the issues in a similar manner to Q1 & Q2 above, along with the suggested response. As outlined in Para 4.6, following agreement, the full anonymised consultation and the detailed Council replies to each respondent will be published on the Council Website, are included within Appendix 2.

4.12. **Common Good Status** – Under S75 of the 1973 Act as amended, where a Local Authority wishes to change the use or dispose of land forming part of the inalienable Common Good, Court approval is needed. Where the land falls under the alienable Common Good of the Authority then no such approval is required, although in each case a Community Consultation under the 2015 Act should be carried out and regard had to the representation received.

4.13. Counsel's opinion was sought on the status of the Municipal Buildings site in light of the closure of the main building, the relocation of the business and civic functions elsewhere and the proposed construction of a new Arts Centre and HQ. The conclusion was that in these circumstances the remaining Municipal Buildings site could be classified as alienable Common Good and that no Court approval would be needed. The Council is therefore asked to endorse this approach.

## 5. Consultation

5.1. This report outlines the Consultation responses received and details of these comments and the Council's suggested response are set out in in Appendix 2.



## **6. Implications**

### **Financial**

- 6.1 The financial consequences of demolishing the Municipal Buildings are included in the Business Case HQ & Arts Centre Project. The costs are therefore included in the General Services Capital Programme allocation for the project and a separate cost centre has been created to track expenditure on the Decommissioning of the Municipal Buildings.

It is proposed that the demolition costs be offset against any receipts accruing in the future. Additionally, the business case proposes that the capital receipts from the sale of the Municipal Buildings/Town hall site, or the balance thereof, subject to the decision reached on the options for the project's delivery, be applied towards the cost of the replacement facilities.

### **Resources**

- 6.2 The resources to progress the decommissioning and demolition of the Municipal Buildings will come from the HQ & Arts Centre project team, which is a mixture of in-house resources supplemented by external consultancy resources.

### **Legal**

- 6.3 An appropriate consultation exercise under S104 of the Community Empowerment (Scotland) Act 2015 has been carried out and consideration has been given to the requirements of S75 of the Local Government (Scotland) Act 1973.

### **Risk**

- 6.4 As part of the HQ&AC Project, a full risk register is in place and is monitored for the decommissioning of the Municipal Buildings. The main risks associated with the decommissioning relate to asbestos removal and service failure before the building is fully decommissioned.

The Municipal Buildings' current Common Good status is defined as inalienable Common Good which means that court approval would be required to sell or change the current use. However, this classification can change through a lack of use of the property for the current Common Good purpose and where replacement accommodation has been provided to deliver the same use. As both these criteria will be fulfilled when the Municipal Buildings are closed and/or demolished and the Council's functions are transferred and carried out elsewhere, it is Counsel's opinion that the Municipal Buildings would then become alienable and the consent of the court would not then be needed for disposal. While a court challenge to this view on the Common Good status as alienable could be made, the probability of a successful challenge is considered low with previous case law to support this view. If a challenge were, however, successful, this could impact on demolition.

## **Equalities**

- 6.5 The Council is required to have regard to the Equality Act 2010 and the public sector equality duty (PSED). The PSED places a statutory duty on the Council in the exercise of its functions to have due regard to the need to: (1) eliminate discrimination (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The potential demolition and sale of Municipal Buildings and all or part of the site is not considered to impact adversely the PSED or create circumstances that would lead to discrimination against persons who share a protected characteristic.

## **Sustainability/Environmental Impact**

- 6.6 A formal sustainability or environmental impact assessment in relation to the demolition process is not required. An assessment of the carbon impacts of the HQ and arts centre project forms part of the business case and options appraisal.

## **7. Conclusions**

- 7.1 The consultation response has been considered and the majority of responses are in favour of the Council demolishing the Municipal Buildings and disposing of all or part of the site depending on the final decision on the approach to delivering the new HQ and arts centre. In sum, 82.31% of respondents are in favour of demolition and 62.31% of respondents are in favour of sale. Overall the number of responses is low despite the Council attempting to gain as much interest as possible in the Consultation process.
- 7.3 The consultation responses have not disclosed any substantive objection to demolition of the Municipal Buildings nor suggested any viable alternative to it. The advantages of demolishing the Municipal Buildings outweigh the disadvantages. The consultation has not shown support for any single or specific use of the site. No community group has put forward any proposal to acquire the site under Community Asset Transfer legislation or expressed any interest in it. The Council has no obvious alternative service requirement for the site. If sold, the Council would obtain a capital receipt all or some of which can be used towards funding the new HQ and Arts Centre as set out in the project's financial case. The circumstances favour the sale of the site.



Authors: Trisha Donarski, Property Surveyor, [trisha.donarski@falkirk.gov.uk](mailto:trisha.donarski@falkirk.gov.uk)  
Lesley Malkin, HQ&AC Project Manager, [Lesley.Malkin@falkirk.gov.uk](mailto:Lesley.Malkin@falkirk.gov.uk)  
Date: 17 September 2021

## **Appendices**

- Appendix 1 – Final Consultation Document
- Appendix 2 – Full anonymised consultation response, with Council Replies
- Appendix 3 – Summary of general comments received that fall out with the scope of the Consultation questions

## **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:

**None**

**Statutory Consultation with the Local Community under Part 8 of the Community Empowerment (Scotland) Act 2015 for Disposal of Common Good Land – For demolition and subsequent sale of the Municipal Buildings and Town Hall, West Bridge Street, Falkirk FK1 5RS (“the Buildings”) by Falkirk Council (the “Council”)**

**Consultation dates:** commences 1<sup>st</sup> July 2021 closing 27<sup>th</sup> August 2021.

## **Introduction and Background**

In 1946 Falkirk Town Council acquired the site on which the Municipal Buildings and Falkirk Town Hall are erected. At that time a large house, Westbank House, was erected on the site along with stables. The Town Chamberlain’s office moved into Westbank House in 1947 from the Burgh Buildings followed by the House Manager’s office in 1948, followed by the Burgh Architect and engineers and other departments. The Town Council demolished Westbank House in 1962 and constructed the current purpose-built Town Hall and Municipal Buildings with car parking which were completed in 1965. The Municipal Buildings are the Council’s present headquarters and house the Council’s Committee suite and Councillors’ offices. Approximately 350 staff are located there. The Town Hall is used for civic events and entertainment purposes.

Due to the age of the Buildings, they are reaching the end of their economic life and are no longer fit for purpose or economical to refurbish. On 30 September 2020, the Council took the decision to close the Municipal Buildings, relocate all staff elsewhere, to carry out the administrative and business functions of the Council and to build a new headquarters and arts facility in Falkirk town centre. At that time, it was agreed to decommission the Municipal Buildings. On 23 June 2021 the Council decided either to build the entire new facility on a site at Cockburn Street/High Street Falkirk or to split it with the arts facility part at the Cockburn Street/High Street site and the headquarters element on part of the existing Municipal Buildings site. The final decision will be made at a later date. These decisions did not require consultation under the Community Empowerment (Scotland) Act 2015.

The larger part of the Municipal Buildings (shown coloured blue on the plan attached) is currently being emptied of contents and will continue to be so of over the next few months. Staff will be relocated to various other buildings already within the Council’s control. Council meetings and

business will be temporarily conducted from other suitable locations within Falkirk such as the Town Hall, Falkirk and Abbotsford House, Davids Loan, Bainsford, Falkirk.

It is anticipated that the part of the Municipal Buildings shown coloured blue on the plan will lie empty and unused as from the end of September 2021. The Falkirk Town Hall and the remainder of the Municipal Buildings will remain in use until any new replacement facility is constructed and operational, estimated to be around 2024/25. At that time, it is intended that these buildings will be vacated and potentially demolished and operations transferred to the new facility.

#### **What land is being consulted on?**

The site shown coloured pink and blue on the plan including the Municipal Buildings and Falkirk Town Hall, Falkirk (“the consultation site”).

#### **What is being proposed?**

It is proposed that, for reasons of public safety and to reduce ongoing liabilities and costs, the part of the Municipal Buildings, Falkirk shown coloured blue on the plan be demolished during 2021/22 with this portion of the site being reprofiled and temporarily grassed. It is proposed that, if the new HQ and arts facility is built wholly on the Cockburn Street/High Street site, the entire consultation site, when vacant, will be sold for development either with or without prior demolition of the remaining part of the Buildings. Alternatively, if the final decision is to build the arts facility at the Cockburn Street/High Street site with the HQ on part of the existing Municipal Buildings site, it is proposed that the balance of the consultation site, when vacant, will be sold for development, with or without prior demolition of the remaining part of the Buildings. It is most likely that any sale would be for residential development or any other purpose as approved by the Planning Authority.

#### **Why are we consulting?**

The Buildings and the site on which they are built form part of the common good of the former Burgh of Falkirk.

When considering disposal of common good land (including demolition or sale), certain legal requirements must be followed. These are:

- Carry out a statutory consultation with the local community under Part 8 of the Community Empowerment (Scotland) Act 2015; and
- If required, seek approval from the Court under s.75 of the Local Government (Scotland) Act 1973.

This consultation is being carried out to satisfy the first legal requirement and further guidance on the process can be found here:

<https://www.gov.scot/publications/community-empowerment-common-good-propertyguidance-local-authorities>.

The Council is following the above Guidance.

Court approval will be sought if, following this consultation, the Council decides to proceed to demolish the Municipal Buildings shown coloured blue on the plan and to sell all or any part of the consultation site when vacant and if it is necessary to do so. The Council, in terms of the Community Empowerment (Scotland) Act 2015, must take account of the consultation responses when making a decision on whether or not to proceed with the disposal.

#### **What are the benefits of the proposal?**

Leaving the vacant part of the Municipal Buildings standing would result in safety concerns and a further deterioration that would create an adverse visual impact on the town centre. The Council would also be liable for substantial holding costs including rates, insurance, security etc. Demolition of the buildings in the interim and grassing over of the site would mitigate against the adverse visual impact and would avoid any continuing costs.

The Council intends to invest £45M on a project to create a new HQ and arts facility, in the town centre, to replace existing facilities with modern, state of the arts facilities which will assist with the regeneration of the town. The demolition, clearance and sale proceeds from all or part of the existing site could contribute to the replacement facilities.

#### **Are there any drawbacks to this proposal?**

The costs of demolition are likely to be in the region of £1,000,000 including the cost of decanting, asbestos removal and demolition. This is already included within the Council's business plan for the HQ and arts facility project.

#### **Please answer the following questions:**

1. Do you agree that Falkirk Council should demolish the part of the Municipal Buildings, Falkirk shown coloured blue on the plan with the site on which they are erected being grassed over?

2. Do you agree that the whole of the consultation site, or the balance should part be required for the building of the new HQ and associated facilities, be sold (with the remaining Buildings potentially having first been demolished)?

Responses to and comments on the proposal are invited. They must be made in writing and state that they relate to the Municipal Buildings Consultation proposals. Responses and comments must be received by the closing date of **27<sup>th</sup> August 2021**.

#### **Methods of Response:**

**1. On-line:** Please open FC consultation link [www.falkirk.gov.uk/commongood](http://www.falkirk.gov.uk/commongood) and directly submit your completed response.

**2. E-mail:** A PDF consultation response form is available for downloading and printing on the website of Falkirk Council at [www.falkirk.gov.uk/commongood](http://www.falkirk.gov.uk/commongood) . Alternatively, to request a consultation response form, please e-mail [property@falkirk.gov.uk](mailto:property@falkirk.gov.uk) and ask for a “Municipal Buildings, Falkirk Consultation Response Form”, returning completed forms to the same e-mail address [property@falkirk.gov.uk](mailto:property@falkirk.gov.uk) or,

**3. Post:** Please either download and print a response form at the link above or phone **01324 – 506070** to request a paper copy of the consultation response form. Copies are also available from Falkirk Library, Hope Street, Falkirk FK1 5AU. Responses do not, however, require to be on the consultation response form and can be by letter. Please post completed response with contact details to:

“The Municipal Buildings Falkirk Public Consultation Response”,  
The Manager (Asset Management),  
Falkirk Council - Place Services,  
Abbotsford House,  
David’s Loan,  
Bainsford,  
Falkirk  
FK2 7YZ

#### **What happens next?**

The Council’s decision will be published on the Falkirk Council website [www.falkirk.gov.uk](http://www.falkirk.gov.uk) along with details of all representations to this consultation (excluding address, postcode and email of respondent). The Council’s decision will have regard to the responses to this Consultation as to whether to proceed with the proposed disposal.

**Please return forms by 27<sup>th</sup> August 2021**

**Municipal Buildings, Falkirk  
Consultation Response Form**

**Statutory Consultation with the Local Community under Part 8 of the Community Empowerment (Scotland) Act 2015 for Disposal of Common Good Land – For demolition and subsequent sale of the Municipal Buildings and Town Hall, West Bridge Street, Falkirk FK1 5RS (“the Buildings”) by Falkirk Council (the “Council”)**

**Please answer the following questions:**

1. Do you agree that Falkirk Council should demolish the part of the Municipal Buildings, Falkirk shown coloured blue on the Consultation Document plan with the site on which they are erected being grassed over?

**Please circle, or put an ‘X’, or underline your answer:**                      **Yes     /     No**

2. Do you agree that the whole of the consultation site, or the balance should part be required for the building of the new HQ and associated facilities, be sold (with the remaining Buildings potentially having first been demolished)?

**Please circle, or put an ‘X’, or underline your answer:**                      **Yes     /     No**

**Please provide any comments. Any additional comments can be entered on the additional comments page:**

**Please provide contact details:**

Name of Organisation or Individual:

Address:

Postcode:

Email:

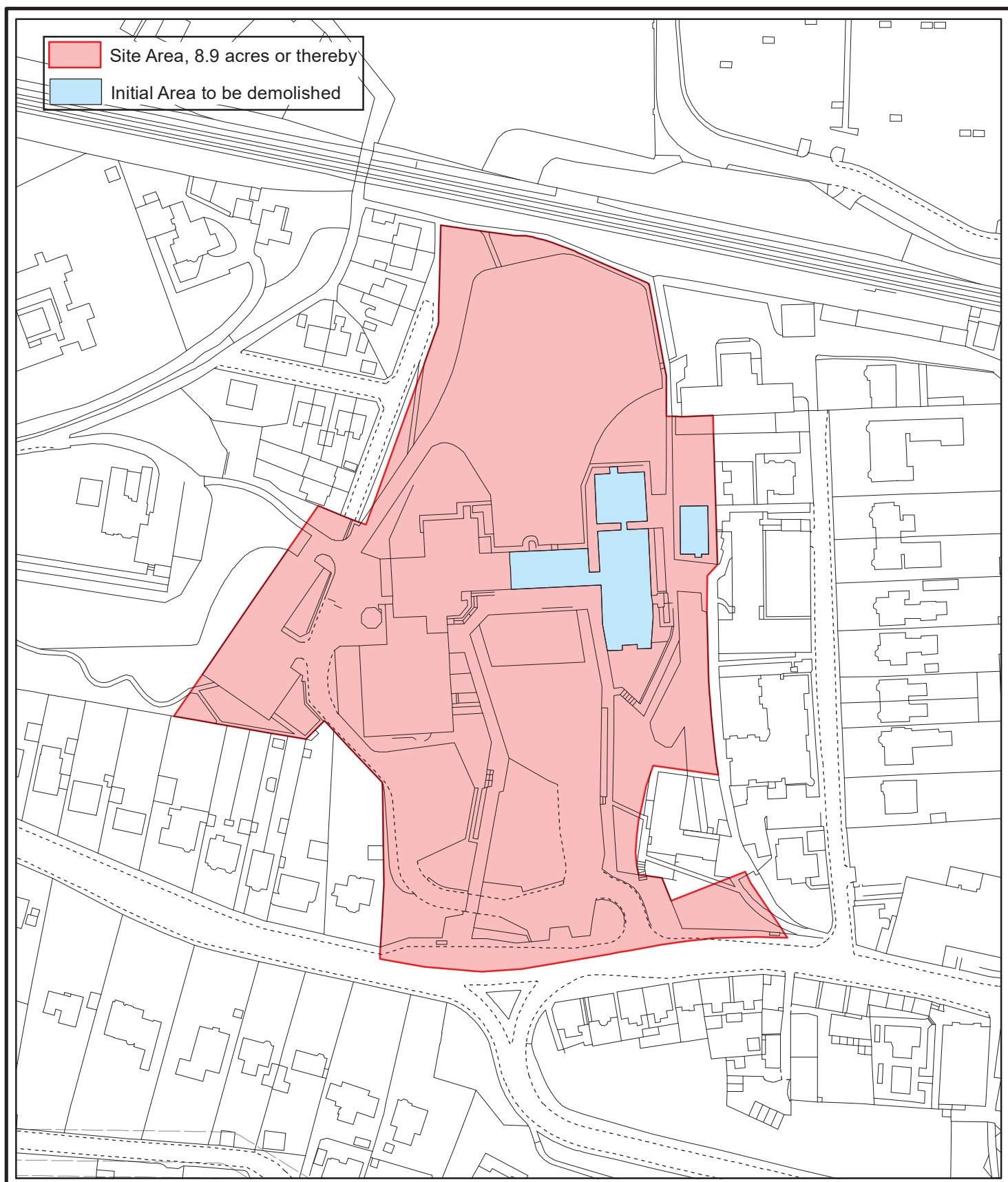
Response to be received by closing date of 27<sup>th</sup> **August 2021**

**Methods of response**

1. E-mail: Please return completed Form to the following e-mail address [property@falkirk.gov.uk](mailto:property@falkirk.gov.uk) or,
2. Post: Please post completed response Forms to:  
“The Municipal Buildings Falkirk Public Consultation Response”,  
The Manager (Asset Management),  
Falkirk Council - Place Services,  
Abbotsford House,  
David’s Loan,  
Falkirk FK2 7YZ



**Additional Comments:**



Falkirk Council

Development Services  
 Abbotsford House, Davids Loan, Bainsford, Falkirk, FK2 7YZ  
 Telephone: 01324 504950 Fax: 01324 504709

Scale: 1:2,000

Date: 26.4.2021



Subject

Municipal Buildings, West Bridge Street, Falkirk

© Crown copyright and database rights 2021 Ordnance Survey 100023384. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Respondent Nos	Respondent Comment	Council Reply/Answer	Q1 Response	Q2 Response	Non Consultation Comment
1	Proceed with the plan to move the whole building to end of high street and help rejuvenate the town centre. Do not go for the Labour group proposal.	This comment is outwith the scope of the Consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&AC Project, and will continue to make decisions on the ultimate solution as part of the normal Council decision making process.	Y	Y	Y
2	The wording of Q2 is very confusing.	It is unfortunate if this was found to be the case. The wording of the question reflected the decision taken by Council on 23 June 2021.	Y	Y	Y
3	The sooner the project is completed the better.	This comment is outwith the scope of the consultation. This is a complex project which requires time to accurately assess and ensure informed decisions are properly made. The Council is progressing as quickly as possible.	Y	Y	Y
4	I agree the buildings should be demolished.  I don't agree it should be grassed - this seems costly given that it's a temporary solution and there's also the upkeep of the area/grass cutting. Wouldn't a wild meadow (or something similar) be more cost effective.  It's also ridiculous the amount of time it's taken to find a solution for existing staff - and now a further delay until September! A quicker solution would be better - what about mediation or involvement of a neutral party to help resolution.  I don't think the land should be sold necessarily - what about better use for social good e.g. leased or used for social housing (either Council or housing association) or other use for the public good  I don't think the public land/space should be sold for a private development.  If houses are required the council houses should be built.  It should remain for public use and good.	<p>Q1 - The Council will consider how the site should be reprofiled as part of the demolition detailed deliberations. The Council will look for the most cost effective solution but is keen that the area does not detract from the town centre but will probably be a mixture of grass and wildflowers.</p> <p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project, and will continue to make decisions on the ultimate solution as part of the normal Council decision making process.</p> <p>Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split will be part of any consideration. Others public uses will be part of this consideration however there may be financial implications for the Council if not sold for development but retained for the public good. No final decision has yet been taken.</p>	Y	N	Y
5		Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split will be part of any consideration. Others public uses will be part of this consideration however there may be financial implications if not sold for development but retained for the public good. No final decision has yet been taken.	Y	N	N
6	Rebuild the Buildings and Arts Facility on the same ground	Q2 - The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location requirements for the HQ&AC Project. The intention is that the front facing facilities assist with footfall generation within High St.	N	Y	N
7	There is no need for falkirk Council to use our tax money to build a new HQ. Sort out the services first!!!	This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&AC Project. Staff need a base to work to ensure the efficient delivery of Services and the HQ&AC project underpins new ways of delivering services on a more effective basis.	N	N	Y
8	I fear that selling it would result in more houses / flats or another retail park. Falkirk does not need more houses / flats in this location, nor does it need a separate retail park. I would like to see the new arts facility built on the site, it is easily accessible by public transport and has plenty of parking.	Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed and a decision is still to be taken, however there may be financial implications for the Council if the site is not sold for development but retained for the public good. The Council has already agreed that the new Arts facility should be in the town centre to diversify town centre uses and to generate footfall.	Y	N	N
9	I would like more information and would like to see the oldest part of the building restored and used as a multi use venue i.e. cinema, arts centre, theatre and cafes/restaurants etc.  The existing town hall could be demolished as it is not very in keeping with the rest of the municipal building, the surrounding grounds could be a mini Kew Gardens to attract visitors etc.  There are lots of options for this site but would like to see it kept for use by the community.	<p>Q1 - The current Municipal Buildings are functionally and physically obsolescent and are incapable of refurbishment without stripping back to the existing frame and the strengthening for structural and fire safety. The Council has previously considered refurbishment and it is not economically viable.</p> <p>Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed however, there may be financial implications for the Council if the site is not sold for development but retained for the public good.</p>	Y	N	N
10	I wish it would be a unique infrastructure, so that falkirk attracts all other cities and sets example for its uniqueness.	This comment is outwith the scope of the consultation.	Y	Y	Y
11	Whilst I agree with the 2 points above, my agreement is on the basis that a new arts centre is provided for Falkirk. If a new arts centre is not feasible with the timeline, then I would expect Falkirk Council to retain the current town hall until a point in the future when an arts facility is provided. Whilst the town hall is woefully inadequate, with poor acoustics and does not meet modern standards for an arts venue, it has served the people of Falkirk well. Falkirk is able to stage a wide range of popular amateur and professional events and therefore it is essential that we have a venue, whether or not it is inadequate, to enable the arts to continue in our local area until a replacement is available.	Q1 & 2 - The Council's intention is to operate Falkirk Town Hall until the replacement facility is constructed.	Y	Y	N
12	I support the proposal for high street, cockburn street. Town centre is dying and this will use up a lot of wasted space and encourage more footfall in the area! All for supporting the independent businesses in the centre!	This comment is outwith the scope of the Consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&AC Project.	Y	Y	Y
13	Question 2 is badly worded and it is not easy to see what it is you are asking. Is there a map somewhere for the proposed new site?	It is unfortunate if this was found to be the case. The wording of the question reflected the decision taken by the Council on 23 June 2021. Please refer to the June Council decision for details of the Site - <a href="https://www.falkirk.gov.uk/coins/Agenda.asp?meetingid=3257">https://www.falkirk.gov.uk/coins/Agenda.asp?meetingid=3257</a>	Y	Y	Y
14	I think the site should continue to be used as 'Common Good' ground by re-building the area to host a Town Hall/Arts Centre and other community based facilities to encourage more footfall into the Town Centre.	Q2 - The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location for the HQ&AC Project requirements, with the intention that part/all of the usage will be within the High St, to assist footfall and to diversify the uses away from retail. This will mean that part, or all, of the current site will be surplus to requirements. No final decision has been taken on the end use of the site, however there may be financial implications for the Council if the site is not sold in whole or part for development but retained for the public good.	N	N	N
15	It would be such a waste if the land was sold and turned into more generic housing. It should be turned into some sort of green or community space where people of falkirk & visitors can enjoy or even contribute (eh allotments) and have a positive impact on the environment and climate.	Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed however, there may be financial implications for the Council if the site is not sold in whole or part for development but retained for the public good.	Y	N	N
16	It would be great if this area could be turned into free parking to support other government departments near aite and nursery drop off to remove traffic from Residential area and encourages walking as it's not too far from the High street and a good connection for bus and railway transport taking the traffic out of the immediate centre and keeps it flowing on the one way system That works	Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. The Council will give consideration on the future use of the site but it is unlikely to be used wholesale for parking, or indeed free car parking. The Council are reviewing the approach to Parking needs across the town centre and as this site has already got public parking usage it is likely that part may be retained as a chargeable car park. The Council is however also encouraging people to consider green travel plans, including using the public transport links already available within the town centre.	Y	Y	N
17	I would like to see an assets transfer to Falkirk Community Trust or other interested community organisation.	Q2 - No community group has so far expressed any interest in an asset transfer request. Should any such request be made, it will be considered in line with the relevant legislation. The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed and Asset Transfer is an option if it is underpinned by a sustainable business case.	Y	N	N
18	Ideally the site should be sold for community benefit - i.e. no private housing / housing development. The area is close to Grahamston station, town centre and dollar park - there should be some level of caveat on any sale to ensure it is developed in the public interest.  Private housing looking like every other private housing development does nothing for the surrounding area. Especially considering the groundworks that would be required to level the area in preparation for housing.  This is a good opportunity for the council to think with outside the box for a solution which is both economically beneficial while being environmentally friendly and in the interest of the greater good. I'm not sure how that looks but I'm sure there are solutions better than mass housing.	Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed however there may be financial implications for the Council if not sold for development but retained for the public good.	Y	Y	N

19	Don't think an arts centre in the town centre is a good idea unless you can use Howgate parking. It's better where it is although needs replaced	This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&AC Project. The issue of Parking continues to be considered for the HQ&AC Project as part of a strategy for Parking across the Falkirk Town Centre area and will be considered in detail when the Project applies for Planning Permission.	Y	Y	Y
20	Site should be retained in Council ownership and affordable council housing built	Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split will be part of any consideration.	Y	N	N
21	I think a new municipal buildings/ library/ town hall/ exhibition centre should be built on the site with better car parking facilities. I do not think Falkirk needs more houses, so would be concerned if the site was sold to a housing developer.	Q2 - The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location for the HQ&AC Project requirements, with the intention that part/all of the usage will be within the High St, to assist footfall and to diversify the uses away from retail. This will mean that part, or all, of the current site will be surplus to requirements. The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. There may be financial implications for the Council if not sold for development but retained for public good.	Y	N	N
22	Why not purchase a much superior building, namely callendar square for what is, at the moment probably valued at around 1 to 2 million as it currently loses money. Use the money from selling the old town hall land to refurbish the building and turn the central area into a decent 1000/1500 seater venue with stage and changing rooms at old Iceland end, possibly close off top level and turn it into an atrium area with a cafe similar to what Sunderland has. If there was, money left over compulsory purchase shops at side and, bus station and create a civic square	This comment is outwith the scope of the Consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&AC Project location. The Council undertook comprehensive site assessments on other town centre sites and also financial and option appraisals which included consideration of Callendar Square - please see June Committee Report - <a href="https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258">https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258</a> .	N	Y	Y
23	I agree with the proposal to build the whole of the new civic site at Cockburn Street and High Street and oppose the amendment to split the site between there and the current site.	This comment is outwith the scope of the consultation consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&AC Project location.	Y	Y	Y
24	I think it is an absolute disgrace to demolish the site and sell the land off. Errction of two new facilities would cost far more to do. Utilising the building that stands makes more financial sense and could produce wonderful council facilities and a art centre to be proud of. Having it all under one roof brings unity. I do not agree that it should be demolished.	Q1 - The Council has previously considered refurbishment of the existing buildings and it has been ruled out as it is far less cost effective than constructing a new building. The proposal to have one building, is attempting to gain space/operational efficiencies that cannot be gained by adaptation of buildings which are functionally and physically obsolescent.  Q2 - The Council are considering the best location for the replacement facilities as part of a separate decision making process, and should all or part of the existing site not be required for reuse, the Council would look to find a suitable alternative reuse for the Muni Bldg site, including sale, to offset the cost of the replacement facilities.	N	N	N
25	You are disposing of Denny Town House which is an indispensable part of Denny & Dunipace. Why should other parts of the area suffer because FC has made this stupid decision.	This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&AC Project, which is about rationalising the number of Council offices. It has already been agreed that DTH will ultimately close as it is no longer required/cost effective to run and disposal will ensure best value is achieved. The Council will undertake a separate Consultation to understand what future use should be made of DTH.	N	N	Y
26	I support the proposal put forward to build the entire hq and arts centre, in the vicinity of Cockburn Street and High Street. I agree the whole Town Hall and Municipal Buildings in West Bridge Street, should be demolished with the land sold as appropriate for future development. I do not in any way support the idea that the arts centre and council accommodation should be split between two sites	Part of these comments are outwith the scope of the consultation.	Y	Y	Y
27	Arguably Falkirk's most significant person (Robert Dollar) donated the land for the people of Falkirk...not for councillors to sell for financial gain???	Q2 - Falkirk Council's predecessors (the Provost, Magistrates and Councillors of the Burgh of Falkirk) acquired the land for £10,000 in September 1946. The land never belonged to Robert Dollar	N	Y	N
28	It isn't Falkirk Council's land?	Q2 - Falkirk Council's predecessors (the Provost, Magistrates and Councillors of the Burgh of Falkirk) acquired the land for £10,000 in September 1946.	N	N	N
29	Build social housing on the land. If it is sold to a developer for housing then the housing must be affordable to everyone not just people with 5% + deposits.	Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split will be part of any consideration. There may be financial implications for the Council if not sold for development but retained for the public good.	Y	N	N
30	The development should be residential not commercial	This comment is outwith the scope of the consultation. The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed.	Y	Y	Y
31	Sold for what? Probably more houses. Why? As that puts up council profits and then they pay council tax. How is that for the common good? That's for the council's good.  The land or its contents should be for the public's good. Whether that is social housing, a business park with cheap lets to encourage jobs in the area. Think the example of STEP in Stirling. Or a leisure arena. That many have shut in the outskirts of Falkirk. Why not a large one in town.  It would be a dereliction of duty and show disregard for the purpose of the common good law if this goes ahead as looks likely.  Simply putting the common good to one side in pursuit of cash to fund a project that should have been budgeted for already and seeking council tax revenue with no promise of any common good. Once sold it should be used to build affordable housing for the council to rent out	Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. However, there may be financial implications for the Council if not sold for development but retained for the public good. The Municipal Buildings site "acquired" a Common Good status due to its role as the Council's HQ over the past decades. The site was acquired in 1946 for £10,000 by FC predecessor authority to provide accommodation for Council staff and was considered to have Common Good status at that point. The site was redeveloped in the 1960's for Municipal purposes. The intention, is now to replace a 50 year old building with new facilities and offset some of the costs of the new facility from the proceeds of the previous site sale - this has been a model adopted by many local authorities and Government agencies across Scotland.	Y	N	N
32		Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split will be part of any consideration.	Y	Y	N
33	Would like to see something constructive being done with the site not just have it sold off to the highest bidder.	Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed, however there may be financial implications for the Council if not sold for development but retained for the public good.	Y	N	N
34	About time, the current buildings are an embarrassment to Falkirk	This comment is outwith the scope of the consultation.	Y	Y	Y
35	The present land and buildings could have and should have been maintained by the council to adequate standards. The present buildings are easily accessible by all, by foot, by car, by public transport. The same cannot be said if the council premises are to be housed in or around the Howgate. This unnecessary waste of public money by this council needs to be stopped.	These comments are outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location of HQ&AC Project. The parking strategy for the Falkirk Town Centre area will continue to be part of the future deliberations. Detailed travel and site parking requirements will also be considered as part of the statutory process for obtaining planning permission.	N	N	Y
36	Moving the administration and municipal buildings into the High Street/ Cockburn Street area would help to regenerate the lower part main pedestrian area of the town. Additionally, if the functions of the Town Hall building could be incorporated into other vacant sites in the High Street the use of this pedestrian area could be extended beyond just working hours. Clearly, parking issues will need to be considered.	These comments are outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location of HQ&AC Project. A site appraisal was undertaken on the available sites within the Town Centre - see June Council report - <a href="https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258">https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258</a> . The Council's fundamental objective to the HQ & AC projects to ensure that its investment acts as a catalyst to the regeneration of the town centre. Car parking issues will be addressed as part of the parking strategy for the town.	Y	Y	Y
	The existing site as is would be entirely suitable to be redeveloped where it currently stands even in terms of refurbishing.  This life cycle has clearly ended for the existing building however the foundations of the site would be wasted if demolished and should be used and added to for any new building.  It should exist under one building given that one building requires less maintenance and energy consumption unless they're built to a very very stringent energy performance in generating its own power or becoming carbon neutral with modern technologies.  The one building approach gives the public and visitors use of the building too and may on fact offer more openness and engagement between councillors and the public in the same encouraging a cohesive approach.  It could be argued that some of the land could be sold for a relevant developer or contractor to do work in to boost the city centre however careful consideration would need to be made and in my opinion only if the existing site was redeveloped for neutral buildings.	This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location of HQ&AC Project having reviewed the existing site and town centre options - see June Council report - <a href="https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258">https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258</a> .  Q1 - It is not possible to reuse the existing foundations, as the Council requirements are such that a completely different configuration of spaces for offices and the Arts Centre are being proposed.  These comments are outwith the scope of the consultation. The question of one or two buildings for the HQ&AC project will be subject to the normal Council decision making process but the efficiencies to be gained from a single building have already been recognised. The Council aspires to have carbon neutral buildings.			

	the council's needs.	Q2 - The ultimate use of the existing site, or any surplus portion, will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed, however there may be financial implications for the Council in not sold for development but retained for the public good.	N	N	Y
37					
38	There must be a town hall / arts centre in place prior to selling	This comment is outwith the scope of the consultation. The Council's intention is that the FTH will remain operational until any new facility is available.	Y	Y	Y
	Please keep the whole new HQ on the current site as it has good road network access. Also it's still in the town of falkirk. Build onto of the rear carpark as the current site is large enough to accommodate the new structure.	This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location of HQ&AC Project having reviewed the existing site and town centre options - see June Council report - <a href="https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258">https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258</a> .			
39			Y	Y	Y
	The building should not be demolished and sold	Q1 & 2 - If the site, or part of the site, is surplus to Council requirements the Council is under a duty of care to all residents of the Falkirk Council area to minimise liabilities and to find suitable reuse proposals for brownfield sites.	N	N	N
40	I think that the HQ and Arts Facility should be kept together. I think it makes more sense to have both inside the Cockburn Street/High Street area in terms of economically, practically and boosting business/foot fall. With the High Street falling there needs to be an overall improved for all aspects business, leisure and culture. This could help with rejuvenating those aspects.	This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location of HQ&AC Project.			
	Any money that is gained from the existing site should be going to the replacement facilities to ensure that they are as good as they possibly can be. Starting new as well could be beneficial because the existing facilities will near the end of the life sooner rather than later, so starting new could mean the facilities will give more worth for longer.	Q2 - Subject to the outcome of this consultation, the Council had hoped to ring fence any receipts from disposal of surplus office premises/sites, including from the Muni Bldgs, towards the replacement HQ&AC project costs.			
41			Y	Y	Y
	Make a decision and do it this has been going on for ages. And utilise existing buildings in town centre instead of building new.	This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location of HQ&AC Project, however this is a complex project which requires time to accurately assess and ensure informed decisions are made properly. A site appraisal was undertaken on the available sites/buildings within the Town Centre and it is not possible to adapt existing buildings for our requirements.	Y	Y	Y
42					
	The council should keep the land to build high quality social housing, to help with the difficulties people face getting a home.	Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split/characteristics will be part of any consideration. As part of any statutory approvals, any new premises will be constructed to appropriate guidelines.	Y	N	N
43	If the land is sold to a private developer, I feel any housing built will be of a lower spec, have smaller rooms etc and most importantly be less accessible for people looking for their own home (likely to be acquired by private landlords). The current building is an eyesore. It's removal can only be of benefit to the area. Covid has shown that the requirement for large office buildings no longer exists and a local authority should lead by example in this. If the revenue from the land is required to fund the creation of the new council offices/area centre then I would suggest that first priority is given to residential development which would help keep the town centre alive rather than office/commercial which would only give a limited daytime boost to town centre commercial premises.	Q1 - The existing building is reaching the end of its economic life span and is no longer fit for purpose. The Council's proposal to sell the site in whole or in part would resolve this problem. The Council is looking to reduce its HQ/Back Office requirements and the HQ & AC project is looking to reduce office floorspace by 1/3 and hope to lead by example of adopting a hybrid model of home and office working. Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. The Council requires the site to be sold with the proceeds of sale contributing to the overall cost of the new HQ&AC.	Y	Y	N
44			Y	Y	N
	I agree with this part of the proposal but not the new HQ building. I do not believe it will have the desired regeneration effect and is a waste of money that could be used on existing council facilities and just spread staff around the town	This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location of HQ&AC Project. The Council already has staff in a huge number of office premises and believes by collocating staff into a smaller number of buildings it will derive office efficiencies.	Y	Y	Y
45					
	Yes! Use the current near empty Calendar Square complex for Council Offices at least there's plenty of parking spaces . Build Council Houses on the available land after demolition.	This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&AC Project location. The Council undertook an option appraisal and considered Callander Square - please see June Committee Report - <a href="https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258">https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258</a> Q2 - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed however, there may be financial implications for the Council if not sold for development but retained for the public good.	Y	N	Y
46					
	What is the outcome of the environmental impact assessment?  What is the carbon intensity of each option?  Which option for the current and future facilities is the most sustainable?  How is Falkirk Council implementing British Standard 8001:2017 Framework for implementing the principles of the circular economy in organisations as part of this consultation?  The hierarchy for end of life assets waste is to Reduce then Reuse and only if suitable Recycle.  This proposal appears to have went straight to recycle the site but preparing it for developers. This is not sustainable or Circular!	Q1 - The Council has previously fully considered refurbishment of the existing buildings and it has been ruled out as the Municipal Buildings would need stripped back to its frame to allow strengthening and fire protection works to be undertaken to allow the buildings to be compliant, as the construction to 1960 regulations do not adhere to the required standards. This along with refurbishment is more costly than constructing a new building. Functionally the spaces within both buildings are obsolescent and will not accommodate current and future requirements. The matter has been considered for decades by the Council and numerous studies have been undertaken to consider whether reuse was feasible. The current proposals will look to reuse many of the existing building components as part of the demolition eg crushed aggregate, metal, some finishes etc.	N	N	N
47			N	N	N
	I would like to see Falkirk Council take a humanitarian view, considering the local people and their needs, rather than a high profile construction which will not enrich the Falkirk community and residents. This cannot be seen to be a vanity project.	This comment is outwith the scope of the consultation. The Council has a duty of care to have appropriate and efficient Council offices and is looking to construct a new Arts Centre for the benefit of enriching the Falkirk Community.	N	Y	Y
48					
	To maximise the savings and avoid duplicating facilities, both HQ and Arts facility should be housed in the same building. This would also allow a clean sale of the old HQ site with the enhanced value contributing to the cost of the new site at Cockburn Street / High Street.	Q2 - The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location of HQ&AC Project. The Council hopes that by co-locating facilities that efficiencies can be made and any receipts be ring fenced towards the replacement facilities.	Y	Y	N
49			Y	Y	Y
	I feel that far too much time has already been wasted by Labour and Tory Councillors on this. The Council should proceed with the plan to bring the entire new facility to High Street/Cockburn Street as soon as possible.	These comments are outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&AC Project location.	Y	Y	Y
50					
	I do not object to the ground being sold, but if this happens as the ground is for the common good if sold it should retain this focus ie be sold with the proviso that it continues to contribute to the wellbeing of the community. For example that it enhances the area, provides opportunity for access and enjoyment by the local community or brings long term investment.	Q2 - The Municipal Buildings site "acquired" a Common Good status due to its role as the Council's HQ over the past decades. The site was acquired in 1946 for £10,000 by FC predecessor authority, for staff accommodation at which point it was considered as having common good status. The site was redeveloped in the 1960's for Municipal purposes. The intention, is now to replace a 50 year old building with new facilities and offset some of the costs of the new facility from the proceeds of the previous site sale - this has been a model adopted by many local authorities and Government agencies across Scotland.	Y	N	N
51			Y	N	N
	Grassed area must be maintained and not left to be the horrendous wild meadows that have popped up all over falkirk. Any land sold off for housing should be for new council housing or housing association basically, well needed affordable housing. And not sold to a big property developer for new builds	Q1 & 2 - The Council will look to reprofile the site, level and seed to keep it tidy. The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split/characteristics will be part of any consideration.	Y	Y	N
52					

53	<p>It shouldn't be going ahead full stop given we are still in the worst pandemic this world has seen. People are struggling to survive and the Councils priority is a new Municipal building as clearly not putting the tax payers first as usual.</p> <p>Since the SNP took control of the Council we have seen nothing but cuts to services, the town looking more like a ghost town, suicides increase, crime increase, poverty levels skyrocket, anti social behaviour go through the roof, drug issues, council not repairing peoples homes, child neglect and endangerment at serious levels, the list goes on and on.</p> <p>You are NOT doing this as you care what the people have to say but because you HAVE to do it. Why were the Tax Payers who foot the bills not consulted about the building of the new premises. Bring on the 2022 Council Elections so we can get back to having a council and council leader who care about the people, unlike it is now, its all about the SNP Councillors and not about the people of Falkirk and has not been since the SNP took control.</p> <p>The people will speak loudly at the next Council election, especially in Ward 6. Thank god we have two Labour Councillors, as the Ward 6, SNP Councillors couldn't care less about the Ward. Noting the Leader of the Council and one of the SNP Ward 6 Elected are one in the same person.</p> <p>Also will it be local people doing the building of the new Municipal Buildings, or as usual with the Council will you take our money to businesses in other council areas, doing nothing to help local businesses or to keep the people of Falkirk in employment.</p>	<p>These comments are outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project and this is not the subject of this specific Consultation process. The Council ensures in Construction work that work packages are open to local companies, with suitable experience, to bid for as it is keen to ensure that it gets best value and keeps investment expenditure as local as possible. The successful company(s) involved in the new work will be selected via a transparent procurement exercise. It is not possible to say which company's will be awarded contracts at the present time as procurement has not commenced.</p>	N	N	Y
54	<p>You will need to consider the parking necessary for staff using the new HQ site - that might necessitate keeping some of the current land as a staff car park</p>	<p>This comment is outwith the scope of the consultation. The Council are reviewing the approach to Parking needs across the town centre and as this site has already got public parking usage it will be reviewed. The Council is however also encouraging people to consider green travel plans, including using the public transport links available within the town centre.</p>	Y	Y	Y
55	<p>The Council HQ should be adjacent to the High Street, either at the east end where there is a multi-story car park or at the west end, High Street/Cockburn Street corner with a direct connection to Howgate car park and the bus stops at the west end of Newmarket Street.</p> <p>If at the latter, north Newmarket Street should be converted for buses to proceed east, and not clog up the street in front of Asda Supermarket.</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project location. The Council undertook an option appraisal and considered Callander Square - please see June Committee Report - <a href="https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258">https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258</a></p>	Y	Y	Y
56	<p>The whole site should be demolished and sold to housing developers and the current offices be relocated to the town centre. The land the current offices are sitting on must be worth a veritable fortune as the house prices in the Arncliffe/Dollar Park area are amongst the highest in the district.</p> <p>Money raised from the sale of the site could then be used to offset some of the cost of the new HQ/art centre.</p> <p>If the council would act for once instead of playing petty politics and point scoring they have the opportunity to make a real change within the town centre.</p>	<p><b>Q1 &amp; 2</b> - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split/characteristics will be part of any consideration.</p>	Y	N	N
57	<p>The above questions are badly worded and quite misleading.</p> <p>I believe the whole site should be demolished as soon as possible and sold on for housing. It's a fantastic opportunity for a property developer and by bringing more residents close to the town centre this will help footfall to the businesses and provide access to facilities that don't require a car.</p> <p>The HQ should be located within the same building as the Arts Centre/Library on the High St/Cockburn St site. It's time for the Council to stop delaying an obvious decision and lead the way in Scotland with an innovative and exciting town centre regeneration project that will be seen as best practice for town centres of the future.</p>	<p>It is unfortunate that this was found to be the case. The wording of the questions reflected the decision taken by the Council on 23 June 2021.</p> <p><b>Q1 &amp; 2</b> - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split/characteristics will be part of any consideration.</p> <p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project new location.</p>	Y	N	Y
58	<p>Refurb or relocate to existing available office space in Falkirk is the answer. How can demolition &amp; redevelopment be environmentally friendly?</p> <p>In addition the proposed new site on High St is ridiculous due to the congestion it will cause</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project new location. The Council undertook an option appraisal and considered various site and other office facilities - please see June Committee Report for the most recent appraisal - <a href="https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258">https://www.falkirk.gov.uk/coins/submissiondocuments.asp?submissionid=18258</a>. The town centre is well served and easily accessible by various modes of public transport, the Council will continue to review and improve transport and infrastructure and encourage the use of green travel plans.</p>	N	N	Y
59	<p>The entire site should be demolished and grassed over and the HQ should be placed within the town centre with the arts centre in order to bring footfall back to Falkirk's town centre.</p>	<p><b>Q1</b> - The proposal is to do as your comment. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project new location.</p>	Y	N	N
60	<p>This is being delayed. Its time to get the job done by creating one main facility in the Town centre and bringing those offices in as originally planned.</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project new location. This is a complex project which requires time to accurately assess and ensure informed decisions are properly made.</p>	Y	Y	Y
61	<p>I find the wording of the second question rather confusing.</p> <p>I think the best think would be for the hq and arts centre to be built on the Cockburn street site. It puts it all together and also making it more a part of the high street. I can see this being beneficial to the town centre.</p> <p>I hope the land will be sold with the provision that a large proportion will be affordable houses (not flats - people need green space) for low income families within the town centre.</p>	<p>It is unfortunate if this was found to be the case. The wording of the question reflected the decision taken by Council on 23 June 2021. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project new location.</p> <p><b>Q2</b> - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split will be part of any consideration.</p>	Y	Y	Y
62	<p>My preference would be to relocate all the facilities, including the municipal buildings to the High St.</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project new location.</p>	Y	Y	N
63	<p>There is no need or want for an arts centre in this town. It is a boondoggle waste of money and should be dropped.</p> <p>If a town centre site is required surely it should be for customers to w&amp;j in to pay council tax/services etc.</p> <p>Does the council not have enough office space at other locations/working from home to facilitate it's running (thomas cook site for example)</p> <p>The existing municipal offices should be demolished, and sold for housing/commercial use to recoup costs from demolition.</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project requirements. A separate set of Consultation will be undertaken on the facilities proposed to be within the Arts Centre. The Council's replacement Central Hub/One Stop Shop will be included within the new HQ&amp;AC facility. The Council has considered its requirements for office space and is looking to reduce office floorspace by 1/3 - this will be achieved by rationalising the number of back offices from 8 to 3 premises.</p>	Y	Y	Y
64	<p>The council should spend the absolute minimum required to get new facilities. Other councils across UK have given up their buildings and moved to rental office accommodation as this is the most cost effective method.</p> <p>I feel that FDC should look at office rental in and around Falkirk town centre and throughout the Falkirk district. This would not require the huge capital investment needed for a new build.</p>	<p><b>Q1/2</b> - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed but it is hoped that the costs of demolition can be offset from any receipt generated.</p>	Y	N	Y
65	<p>The council should spend the absolute minimum required to get new facilities. Other councils across UK have given up their buildings and moved to rental office accommodation as this is the most cost effective method.</p> <p>I feel that FDC should look at office rental in and around Falkirk town centre and throughout the Falkirk district. This would not require the huge capital investment needed for a new build.</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the HQ&amp;AC Project. Throughout the various appraisals stages, that have underpinned these decisions, the Council has considered its requirements for office space including alternatives solutions such as renting property, which has been ruled out as it is actually more expensive. The Council is looking to reduce its HQ/Back Office requirements and the HQ &amp; AC project is looking to reduce office floorspace by 1/3</p>	Y	N	Y
66	<p>Happy for site to be sold if it will benefit the community- more high end housing will not. Also any new buildings should be low carbon and as energy efficient as currently possible.</p> <p>What about appropriate housing for older people, families, etc increasing population in town centre area?</p>	<p><b>Q2</b> - The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If residential is considered the most suitable use, the tenure mix/split will be part of any consideration. The Development Plan &amp; Building Standards will ensure that any new buildings will adhere to low and zero carbon standards.</p>	Y	N	N
67	<p>The site where the municipal buildings is perfect to stay.</p> <p>Building looks good and water tight?</p> <p>It has always been the council headquarters. Good parking etc. Teddy to save money for a change.</p>	<p><b>Q1</b> - The Council has previously considered refurbishment of the existing buildings and it has been ruled out as it is far less cost effective than constructing a new building. The current Municipal Buildings are functionally and physically obsolescent and are incapable of refurbishment without stripping back to the existing frame and the strengthening for structural and fire safety.</p> <p><b>Q2</b> - The Council is considering the best location for the replacement facilities as part of a separate decision making process, and should all or part of the existing site not be required for reuse, the Council would look to find a suitable alternative reuse for the Municipal Buildings site, including sale, to offset the cost of the replacement facilities.</p>	N	Y	N



68	<p>I do not agree with the sale of land at the municipal buildings, Falkirk! It should be kept for the people of Falkirk. For a new HQ and Town Hall as it is as central enough the Town centre! Yes demolish and grass the area for future use for the public. do not sell this public land! It seems to be Falkirk Council's policy that their sale of public real estate does not go to the highest bidder. This as a business seems very strange.</p> <p>Also looking from outside the cacon, its the same developers getting prime land and buildings in the area at a low price! Earlier Falkirk Council moved the sheriff court and the swimming baths to Camelon well out of Falkirk. We do not have a decent bus station. The people get a say then there is nothing done for the people! There is an external mail box at the municipal buildings, for external mail, to go direct to Falkirk Council. Is this going to be lost as well? Everybody does not EMAIL! If so their should be a post box or letter box at every Council related office. You know then the letters e.t.c. are their! Thank you.</p>	<p><b>Q2 - Retaining the land for public good or other uses may have financial implications for the Council. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location for the HQ&amp;AC Project requirements and this is not part of this consultation.</b></p> <p>This comment is outwith the scope of the consultation. The Council always carry out open market disposals and all offers are made on the basis of best value to the public purse. The relocation of Swimming baths was undertaken in the mid 80s, the Sheriff Court is a Scottish Court Service building which relocated in 1990's and the Bus Station was closed by First Bus in 2019. Lastly, the Council is happy to receive mail and this can be posted to Falkirk Council, or handed in at Abbotsford House, the Burgh Building or Falkirk Library.</p>	Y	N	Y
69	<p>I think that to spend £48m on a building that is not large enough to house the required departments to run the council is a mis spend of the Council Tax and money invested on behalf of the residents. A new town under any name in this proposed site would not bring as the council day an additional footfall to the High Street as it is to far away from the main shopping area.</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location for the HQ&amp;AC Project requirements. Throughout the various appraisals stages, that have underpinned these decisions, the Council has considered its requirements for office space and agreed that the "hybrid model" is sufficient for all Council Service requirements.</p>	N	N	Y
70	<p>It sounds as though the temporary demolition is premature. then to have it grassed over fir such a short period of time is pointless. The plan is to sell the whole plot in its entirety to fund a new facility which is built for the future and will be functional for all. So no I do not believe the best way forward is to grass over any tiny part of the existing area. It is not to anyone's benefit and actually has no access to allow anyone to enjoy the grassed area anyway. I am not sure why this must be demolished with immediate affect, apart from ticking boxes on council processes for decommissioning areas. If asbestos is evident it would be best to disturb it once and once only, on its removal. If there is of no benefit in grassing a tiny piece of land of which no one can access then why would you waste resources doing so?</p>	<p><b>Q1 - The Council is looking to demolish the Municipal Buildings, and associated buildings, on a phased basis as they are no longer fit for operation. At this point Falkirk Town Hall will remain until the replacement facility is operational. Leaving the buildings vacant and undemolished will cost the Council additional money in rates, security, etc costs. Demolishing this time expired building is considered the most effective solution, protects public safety and will assist with future reuse proposals for the site. In the meantime, the site will require to be levelled and reprofiled as a temporary "green space".</b></p>	N	N	N
71	<p>The public are fed up with the ongoing saga of the new HQ and Arts Centre. This has been ongoing for years now and it is getting to be embarrassing. Moreover the constant infighting and non agreement on plans is such a terrible waste of public money. What happened to working together for the greater good of the community as we should be doing as highlighted in the Best Value reports. As a Council employee I am embarrassed by the public opinion of this project - we need collectively to get our act together and get this sorted once and for all.</p>	<p>This comment is outwith the scope of the consultation. Previous Council decisions have already been taken over the direction of travel for the HQ &amp; AC project, however, this is a complex project which requires time to accurately assess and ensure informed decisions are made properly. The Council is progressing as quickly as possible.</p>	Y	Y	Y
72	<p>Someone need s a lesson in plain English, the questions here are terrible. They seem to be written in a way intended to confuse the reader.  Spending so much money on a new HQ and Town Hall (you seem to have forgotten about the library bit) seems more than a little irresponsible at a time where Audit Scotland is openly questioning the decision making around budget deficits in Falkirk.</p>	<p>This comment is outwith the scope of the consultation. It is unfortunate if the questions have been found to be confusing but they reflected the decision taken by the Council on 23 June 2021. The Council has carried out option appraisals that have been considered as part of the previous decision making process in terms of the replacement facilities for the HQ&amp;AC project.</p>	Y	N	Y
73	<p>I think the Council should do everything in its power to regenerate the town centre and make it a more attractive and vibrant place to spend time. It would also be great to encourage more tourism into town with a few more good shops like a Primark and/or H&amp;M in town rather than the retail park.</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 meeting as to the "direction of travel" for the HQ and AC Project and will continue to make decisions on the ultimate solution as part of the normal Council decision making process. The Council envisages that any new development within the Town Centre will be a catalyst to regeneration for citizen and tourists alike.</p>	Y	Y	Y
74	<p>I do not agree that the council want to spend so much money on a new building and I definitely do not agree to where they would like their new offices to be either. There is no parking there for staff. It should be in the callander square where there is ample parking for staff and there would be enough room in it to house all the different depts. It would also generate more footfall for that end of the town. Another site could be the marks and spencer shop which is also large, has ample parking, all depts could go in there and this would also benefit the town for footfall as well. The shops would be a bit busier and this could bring back bit more life to the town. The council need to concentrate more on what services they are providing to homeowners because a lot of them have been cut but our council tax hasnt. It goes up year after year and what we get for it is minimal. They need to think about that before going spending millions on new offices</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 meeting as to the "direction of travel" for the HQ and AC Project and will continue to make decisions on the ultimate solution as part of the normal Council decision making process. Other sites were considered, and subsequently rules out as they did not meet the Council's requirements or show best value.</p>	N	N	Y
75	<p>We need social housing with a high percentage being accessible built in the town centre. We need to build housing for an increasingly elderly population which is amongst all amenities. There should be housing with access to GP &amp; local authority, benefits advice services.</p>	<p>This comment is outwith the scope of the consultation. The ultimate use of the site will be determined by planning zoning and consideration of what uses best support the overall future framework for the town centre. At this juncture no final end use has been proposed. If the site is redeveloped for housing, the tenure and mix will be considered.</p>	N	Y	Y
76	<p>I think any new HQ and arts/community base should be in the town centre. This should maximise footfall, allow for many people to access and create more of a sense of community. The current area appears to be disconnected from the heart of the town. The key to any community resource is accessibility, especially for citizens who don't normally participate or feel isolated. In addition, benefits include, a population of citizens being in and around the town and creating a buzz, building community connections and boosting business/retail. I agree, can we move away from calling it an arts centre as this can isolate people ie you need to be interested in the arts and/or be from a certain "class" to access this type of culture. It has to reach across all parts of Falkirk and welcome in disconnected individuals/communities too.</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 meeting as to the "direction of travel" for the HQ and AC Project with the intention that part/all of the usage will be within the High Street to assist footfall. The name for the facility has still to be agreed and "Arts Centre" is a working title but the Council envisage it as a gathering space and will be undertaking further engagement to ensure it meets the needs of citizens and tourists.</p>	Y	N	Y
77	<p>The busy cultural community of Falkirk should have facilities to exhibit, rehearse and perform. The current facilities are in disrepair and need to be replaced with a complex fit for now and the future. The FTH is used for all sorts of functions and activities and its loss will be keenly felt. It could mean that organisations such as ourselves will struggle to continue without a place to perform. Without such, old folks homes will suffer without recourse to the entertainment and support these groups currently (ie before the pandemic) offer. Musicians, technicians, children's organisations and the council and its departments will also feel the lack. The complex proposed will be central and bring much needed life to the Town Centre. Good infrastructure -train, bus and car links- are essential to its future success. The proposed site is at present an eyesore with empty units and those premises left operate under harsh conditions to attract custom. It can only enhance the Town Centre. If the sale of the site of the current Falkirk Municipal buildings and FTH contributes to payment of the new, that is to the good. Attention has to be paid to the aspect of the old site too so that it does not in turn become an eye sore.</p>	<p>This comment is outwith the scope of the consultation. The Council has already made decisions at Sept 20 and June 21 Council meetings as to the "direction of travel" for the location for the HQ &amp; AC Project requirements with the intention that part/all of the usage will be in the High Street to assist footfall. The Council's fundamental objective to the HQ &amp; AC project is to ensure that its investment acts as a catalyst to the regeneration of the town centre. Care will also be taken to ensure that the existing site does not become an eyesore, while awaiting redevelopment.</p>	Y	Y	Y
78	<p>If this is acquired by residential developers it will eventually help to drive footfall into the Town centre area.</p>	<p>The ultimate use of the site will be determined by planning zoning consideration of what uses best support the overall framework for the town centre. At this juncture no final end use has been proposed.</p>	Y	Y	N

## Appendix 3

### Summary of the General Comments Received that fall out with the scope of the Consultation questions.

Nos	General Comment/Issue	Council Reply
1	Extent of money being spent on HQ and Arts Centre project	A detailed business case has been prepared and considered by the Council, reviewing all options for the replacement HQ&AC facilities. The options as agreed are considered best value when considered against the Council's needs and the status quo position.
2	Lack of decision making by Falkirk Council	The Council has already made decisions at September 20 and June 21 Council meetings on proposals for the new HQ and Arts Centre with a further decision to be taken in September 21.
3	Project needs to be stopped/progressed quickly	<p>Previous Council decisions have already been taken on the direction of travel for the HQ&amp;AC project, however, this is a complex project which requires time to accurately assess and ensure informed decisions are properly made. The Council is progressing as quickly as possible.</p> <p>If the site, or part of the site, becomes surplus to operational requirements, the Council has a duty of care to all residents of the Falkirk Area to minimise the liabilities and find suitable, workable proposals to re-use brownfield sites.</p>
4	Issues with other Council facilities	Council Service needs continue to be reviewed, with facilities altered and modernised to ensure they are fit for purpose for service delivery. The Council also has an obligation to ensure that its services and use of assets are financial cost effective.
5	Contacting Falkirk Council by post	It is acknowledged that not all residents prefer or have the ability to use digital technology. Mail can still be posted to other Council Offices including Abbotsford House, the former Burgh Buildings or hand delivered direct to Falkirk Library.
6	Falkirk Council should rent offices	The Council has undertaken a review as to whether it should rent or own and renting was proven to be more expensive. The Council has agreed that it is most cost effective and efficient for the Council to use its own facilities.
7	Comments on other Town Centre sites for new HQ and Arts centre	<p>Comprehensive site assessments and detailed option and financial appraisals have been undertaken for other town centre sites. Consideration of the pros and cons were reported to the June 21 Council.</p> <p>A final decision on either High Street/Cockburn Street or a combination of High Street/Cockburn Street with part of the current Municipal Buildings</p>

		<p>site is anticipated by the Council at the September 21 committee.</p> <p>All other sites were rejected in terms of suitability.</p>
8	Does the Council need offices or an Arts Centre	The Council requires to provide modern, future-proof accommodation to ensure efficient and effective service delivery. Not all business can be conducted on-line. The new Arts Centre will be a multi-functional, modern venue for cultural events to support the needs of the Falkirk population.
9	Comments on HQ and Arts Centre being in one building or two	The decision by the Council in June 21 to further consider one or two buildings reflects the complexity of the project. The further design options and financial appraisal sought will assist with the final decision.
10	Parking requirements for new HQ and Arts Centre	The Council continues to review car parking across the Council and town centre areas – a further update is being reported to September Council. The parking strategy for the Falkirk town centre area will continue to be part of the future deliberations. Detailed travel and site parking requirements will also be considered as part of the statutory process for gaining planning permission.
11	Will construction be by local Companies	<p>The successful company(s) involved in the new project will be selected via a transparent procurement exercise.</p> <p>It is not possible to say which company(s) will be awarded contracts at the present time as procurement has not commenced. However, the Council positively encourages the use of local companies and undertakes events to alert local companies to project opportunities and this may ensure that, for example, local subcontractors are utilised in specific project areas.</p>
12	Comment in relation to sale of Denny town House	Denny Town House has been declared surplus to operational requirements as it is no longer required or cost effective to run in the longer term. The Council cannot retain surplus accommodation and disposal will ensure best value is achieved. A separate public consultation for this property will be undertaken in the future once operational use is no longer required.
13	Council Services should be sorted out first/Concentrate on Council Services	This project is an integral element of the Councils Corporate and Business Plans. The Council aims to provide more cost effective and efficient delivery of services all round. The proposed new HQ and Arts Centre is integral to this overall approach to reviewing service delivery, some of which may not be 100% visible to the public. However regular reports on progress and performance are available via the Council website.
14	Regenerate the Town Centre and encourage tourism and shops.	The Council's fundamental objective to the HQ&AC project is to ensure that its investment acts as a catalyst to the regeneration of the town centre, and

		<p>assists by bringing footfall from non-retail uses to diversify the town centre offer.</p> <p>It is envisaged that the new development will enable the promotion of a wider range of uses in the town centre, and kick start a cultural led regeneration which will be of benefit to tourists and locals alike, while sustaining and helping existing businesses to grow.</p>
15	Council Tax	The council has reduced resources to deliver its statutory and other services. To ensure adequate delivery of services, Council tax rises may be deemed necessary.
16	Create sense of community in town centre	<p>The Falkirk area has a strong sense of community amongst its residents and businesses and the Council supports this through its community empowerment agenda.</p> <p>it is anticipated that the Council's HQ&amp;AC proposal will help sustain and reinvigorate further interest in the town centre, creating a civic and community hub and help create an improved environment for people to spend more time and undertake a wide array of activities in the town centre.</p>
17	Transport and infrastructure links required	<p>The town centre is already well served and easily accessed by various modes of public transport.</p> <p>The Council will continue to review and improve transport and infrastructure and encourage the use of green travel plans. These will be fully considered in the submission for planning approval for the development.</p>
18	Current buildings and site are an eyesore / ugly	The current Municipal Buildings Complex is reaching the end of its useful life, is functionally obsolete and are no longer fit for purpose or economical to refurbish. The Council's proposal to sell the site, in whole or in part, would resolve this problem and plays a part of the continued transformation of Falkirk.