

FALKIRK COUNCIL

**Subject: PROPERTY ASSET SURPLUS TO OPERATIONAL REQUIREMENTS:
FORMER GRANGEMOUTH DAY NURSERY**
Meeting: EDUCATION EXECUTIVE
Date: 10 NOVEMBER 2015
Author: DIRECTOR OF CHILDREN'S SERVICES

1. INTRODUCTION / PURPOSE OF PAPER

- 1.1 The purpose of this report is to seek Education Executive approval for:
- (i) The site of the former Grangemouth Day nursery to be declared surplus to Children's Services operational requirements.
 - (ii) The Director of Development Services to proceed with the disposal/sale of the site.

2. BACKGROUND INFORMATION

- 2.1 The current site, including the building has been vacant since the nursery was relocated to Rannoch Nursery in August 2009.
- 2.2 The site and building are no longer required by Children's Services.
- 2.3 The former Grangemouth Day Nursery at Abbots Road, Grangemouth, is shown on the attached plan (Appendix 1). The property covers 0.38 hectares (0.94 acres) and comprises a single storey building constructed in the 1940s with a modular extension added in the 1980s, which extends to approximately 525 square metres.
- 2.4 Although the premises are secure, the condition of the building continues to deteriorate and has recently been broken into. Furthermore, both the Police and a Local Member have expressed concerns over local youths climbing onto the roof. Given that asbestos is present in the roof area, this is a potential worry. The Police have also suggested that asbestos warning signs be put up on the building. This has now been done.

3. CONSULTATION

- 3.1 Local Members were previously consulted on the proposal to declare the property surplus to requirements and no issues were raised.
- 3.2 Details of the property were also previously circulated to all service Directors, and all community and voluntary groups by CVS Falkirk and District through their website and e-bulletins.

4. CONCLUSION ON ASSET DISPOSAL

- 4.1 There is no operational requirement for Children's Services to retain the property and it is now considered surplus to requirements.

- 4.2 The disposal of this site has the potential to generate a capital receipt for the Council and reduce the Council's liability for any maintenance costs.

5. CURRENT RISK ASSESSMENT

- 5.1 The Director of Children's Services under Standing Order 60.22 (v), in consultation with the relevant Portfolio Holder, can instruct the demolition of the building if it becomes a danger to health and safety or is beyond economic repair.
- 5.2 In view of the deteriorating condition of the building, the potential risk of break ins or vandalism and more importantly, the fact that asbestos is present in the roof area, the Director of Children's Services consulted the Portfolio Holder and has, in the interests of public safety, decided to proceed with the demolition of the building, which will also include the safe removal and disposal of asbestos.

6. RECOMMENDATION

- 6.1 The Education Executive is asked to agree:
- (i) that the site held on Children's Services be declared surplus to operational requirements; and
 - (ii) to instruct the Director of Development Services to proceed with the sale/disposal of the site, once the existing building has been demolished.

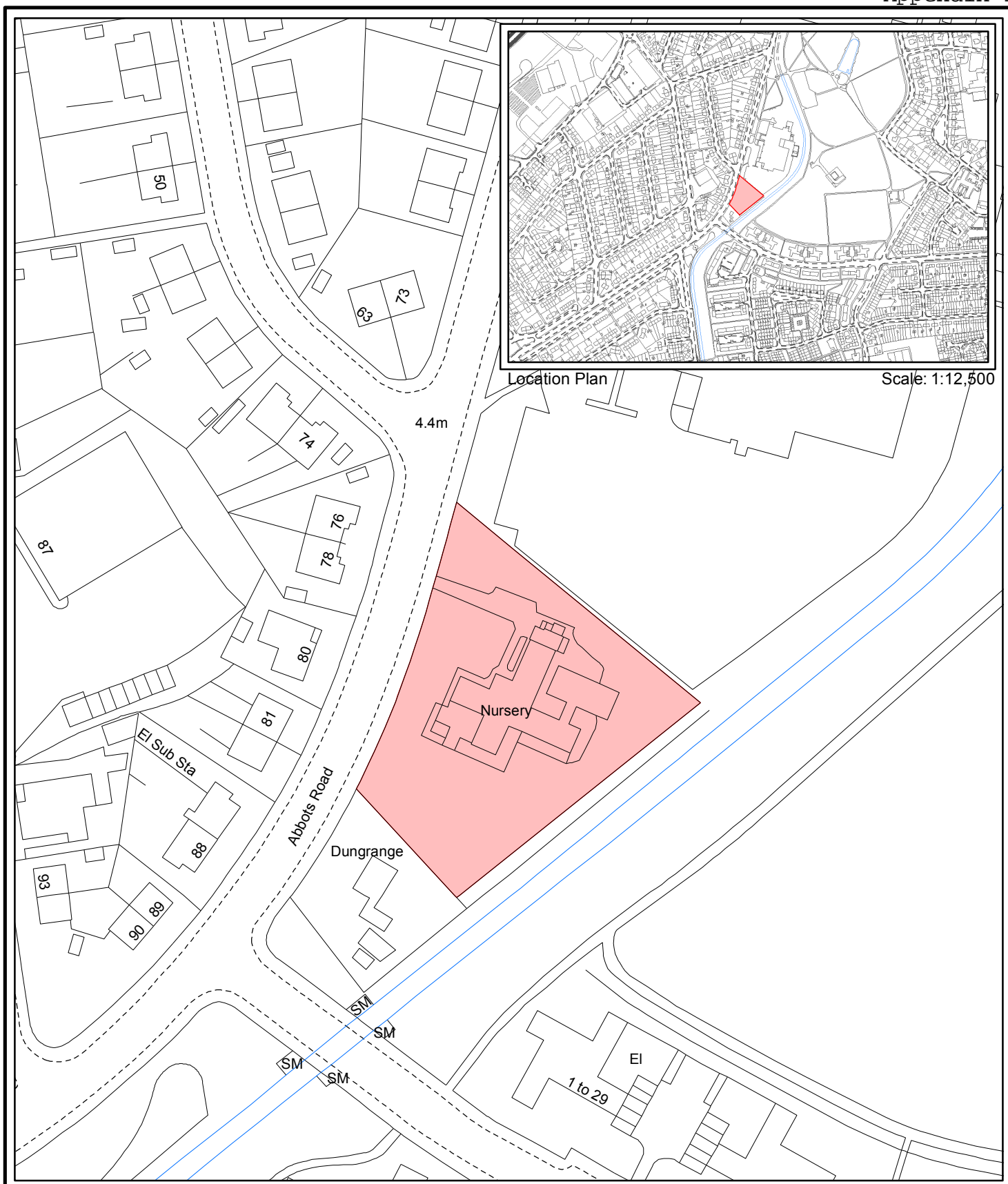
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Director of Children's Services

Date: 27 October 2015

Contact Officer: Alan Livingstone, ext 6620

LIST OF BACKGROUND PAPERS

NIL



0 20 40 80 Meters

3808 sqm (0.94 acre)



Falkirk Council

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Telephone: 01324 590900 Fax: 01324 590913

Scale: 1:1,250

Date: 16.10.2015



Subject

Abbots Road Day Nursery, Grangemouth

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