

The background of the slide features a large, faint, light blue watermark of the City of Anchorage coat of arms. The coat of arms is a shield divided into four quadrants. The top-left quadrant shows a sailing ship on wavy lines representing water. The top-right quadrant shows a moose head facing left. The bottom-left quadrant shows a cross. The bottom-right quadrant shows an eagle with spread wings. Above the shield is a crown with four points, each topped with a flower. Below the shield is a banner with the text "ANNE FOR A".

## **Agenda Item 11**

# **Assets Surplus to Operational Requirements**

**Falkirk Council**

**Title: Assets Surplus to Operational Requirements**  
**Meeting: Executive**  
**Date: 29 September 2017**  
**Submitted By: Director of Corporate & Housing Services**

**1. Purpose of Report**

- 1.1 The purpose of this report is to seek approval for the land, detailed in this report to be declared surplus to operational requirements for disposal.

**2. Recommendations**

- 2.1 **It is recommended the Executive agrees to declare the following land as surplus to operational requirements and authorise the disposal of the following asset on the terms set out in this report:**

**Housing Revenue Account**

- (1) Land at Cobblebrae Crescent, Falkirk.**

**3. Background**

- 3.1 The Council's Corporate Asset Management Strategy and the Housing Asset Management Plan include objectives to secure operational efficiencies through asset realisation, including the disposal of land which is surplus to operational requirements.

**4. Considerations**

**Land at Cobblebrae Crescent, Falkirk.**

- 4.1 The land shown on the attached plan – Appendix 1, is owned primarily by the Dawson Trust which includes the farm steading and the surrounding land. However, the land highlighted in blue is held on the HRA and is currently unused.

- 4.2 The Dawson Trust is a registered charity which administers a tenanted agricultural estate and investments. Surplus revenues are applied in accordance with the Trust's overall objectives and activities which include providing bursaries for the advancement of education and supporting hospitals in Edinburgh and Glasgow.
- 4.3 Dawson Trust has received an offer from a local developer to purchase the site for residential development. In July 2015, Dawson Trustees approached the Council to request that we sell our interest in the land to allow access to the proposed development site.
- 4.4 Consideration was given to developing this site for social housing, however, this would require the purchase of the land from the Dawson Trust at market value. The Council's current new build strategy is to make use of surplus council assets before considering purchasing land in private ownership.

## **5. Consultation**

- 5.1 The relevant local members have been consulted and no objections have been received to the proposed disposal of this asset.
- 5.2 The Housing Asset Management Tenants' Group has been consulted and the tenant representatives fully support the proposal to dispose of this asset.
- 5.3 This was an appropriate level of consultation in line with the General Consent issued by the Scottish Government in March 2016 in respect of disposal of HRA assets.

## **6. Implications**

### **Financial**

- 6.1 If progressed to a conclusion, the sale or transfer of these assets will generate a capital receipt for the Housing Revenue Account.

### **Resources**

- 6.2 None.

### **Legal**

- 6.3 The disposal will be subject to conclusion of all necessary legal agreements. Both the consultation and valuation have been carried out in line with the Scottish Government General Consent on disposal of HRA assets.

## **Risk**

6.4 None

## **Equalities**

6.5 Not required.

## **Sustainability/Environmental Impact**

6.6 None

## **7. Conclusions**

### Land at Cobblebrae Crescent, Falkirk.

- 7.1 The land detailed above is considered to be surplus to the operational requirements of Corporate and Housing Services and it is proposed to sell the land to Dawson Trust to facilitate access to a new residential development. The District Valuer has valued the land and has suggested the sale of the asset to Dawson Trust will generate a capital receipt of c. £45k for the HRA.

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Director of Corporate & Housing Services

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Date: 13 September 2017

## **Appendices**

Appendix 1: Maps showing location of assets surplus to operational requirements

### **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:

- Corporate Asset Management Strategy
- Housing Asset Management Plan

## Appendix 1 – Maps showing assets surplus to operational requirements

