

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

Agenda Item

9

Asset Surplus to Operational Requirement

Falkirk Council

Title: Assets Surplus to Operational Requirements
Meeting: Executive
Date: 9 January 2018
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 assets on the terms set out in this report:

Housing Revenue Account

- (1) Garage Site at 1a Carron Terrace, Rumford – negotiate disposal to private home owner.
- (2) Land at 158 Main Street Carronshore – negotiate disposal to private home owner.

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

Garage Site at 1a Carron Terrace, Rumford

- 4.1 The land shown on the attached plan – Appendix 1, is a site held on the Housing Revenue Account (HRA). It's located adjacent to the roundabout on Carron Terrace and Main Road, Rumford. Its current use is a garage site. A number of garages have already been demolished and there is still one privately owned garaged located to the west of the site which will not be affected by the sale of this land.

- 4.2 We have been approached by the private home owner in 1a Carron Terrace, seeking permission to purchase this land to extend his existing garden space. Due to the land being valued over £5k this sale requires approval from committee.

Land adjacent to 158 Main Street, Carronshore

- 4.3 The land shown on the attached plan – Appendix 1, is an unused site held on the Housing Revenue Account (HRA). It's located adjacent to 158 Main Street and directly behind 2-5 The Avenue, Carronshore.
- 4.4 The owners of 158 Main Street, Carronshore are currently encroaching on this land. They have constructed a garage on top of a culvert which drains into the River Carron. Investigations have taken place by Falkirk Council's Flooding Co-ordinator who confirms that there are no issues. There will be a condition attached to the sale that allows the Council a Servitude Right of Access over the land to allow any future repairs or maintenance of the culvert.

5. Consultation

- 5.1 For each of the two assets, the relevant local members have been consulted and there were no objections to the proposed disposal of these assets.
- 5.2 The Housing Asset Management Tenants' Group has been consulted and the tenant representatives had no objection to the disposal of these assets.

6. Implications

Financial

- 6.1 If progressed to a conclusion, the sale 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.

Risk

- 6.4 Failure to dispose of these assets may cause a blight to the community and present a health and safety risk.

Equalities

- 6.5 Not required.

Sustainability/Environmental Impact

- 6.6 The sale of the land would reduce the deterioration of the site.

7. Conclusions

Garage Site at 1a Carron Terrace, Rumford

- 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 to a private home owner to extend his existing garden space. The District Valuer has valued the land and suggested the sale of the asset to the home owner will generate a capital receipt of c. £7k for the HRA.

Land adjacent to 158 Main Street, Carronshore

- 7.2 The land detailed above is considered to be surplus to the operational requirements of Corporate and Housing Services and it is proposed to sell to a private home owner to rectify the encroachment situation. The District Valuer has valued the land and suggested the sale of the asset to the home owner will generate a capital receipt of c. £10k for the HRA.

Director of Corporate & Housing Services

Author – David McGhee, Head of Procurement and Housing Property, 01324 590788, david.mcghee@falkirk.gov.uk
Date: 18 December 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



