

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

## **Agenda Item 16**

### **Asset Surplus to Operational Requirements**

Falkirk Council

**Title:** Asset Surplus to Operational Requirements  
**Meeting:** Education Executive  
**Date:** 4 September 2018  
**Submitted By:** Director of Children's Services

**1. Purpose of Report**

- 1.1. The purpose of this report is to seek approval to proceed with the disposal/sale of the property at 17 Cadzow Crescent, Bo'ness.

**2. Recommendation**

- 2.1 The Education Executive is asked to agree the property at 17 Cadzow Crescent, Bo'ness is surplus to operational requirements.**

**3. Background**

General

- 3.1. The Council's Corporate Asset Management Strategy includes objectives to secure operational efficiencies through asset realisation, including the disposal of property and land which is surplus to operational requirements.
- 3.2. In terms of Standing Orders, Chief Officers have the authority to make the decision, on removal from operational service land and property no longer required for operational purposes, where the value of the asset is assessed to be less than £5,000. Where the value is more than £5,000, agreement at Education Executive/Executive is needed.

**4. Considerations**

Duchess Nina House, 17 Cadzow Crescent, Bo'ness

- 4.1. The property was originally used as a nurses' residential home in 1911 and was associated with a now demolished hospital in Bo'ness.
- 4.2. The main building is over two floors, built of sandstone with a slated roof. There is a single storey extension to the rear most of which is of a similar age.
- 4.3. The property was last used by the charity Barnardos who leased the property from Falkirk Council and used it for early learning and childcare provision.

- 4.4. Whilst there have been some adaptations for this purpose, little has physically changed from the original building. The building is C Listed.
- 4.5. The property could lend itself to conversion to a single substantial home or perhaps division into two dwellings or similar. Any proposed future use would be subject to relevant planning permission and listed building consent.
- 4.6. Children's Services no longer have an operational need for this property.
- 4.7. The property is shown on the attached plan – Appendix 1, and is a non-operational asset held on Children's Services Asset Register.

## **5. Consultation**

- 5.1. All Local Members have been consulted and no concerns have been raised.
- 5.2. Other Council Services have been consulted through the Corporate Asset Management Group and it has been confirmed that there is no other operational requirement for this asset.

## **6. Implications**

### **Financial**

- 6.1 If progressed, the sale of this asset will generate a significant capital receipt.

### **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 this property may lead to the deterioration of the asset, reducing its value and present some health and safety risks.

### **Equalities**

- 6.5 Not required.

## **Sustainability/Environmental Impact**

- 6.6 The sale of the property may mean that it is architecturally improved, creating an attractive and ambient local building.

## **7. Conclusion**

- 7.1 There is no operational need for the Council to retain this property and disposal of it has the potential to generate a significant capital receipt.

---

Director of Children's Services

Author – Gary Greenhorn, Head of Planning & Resources, Children's Services  
01324 506683 [gary.greenhorn@falkirk.gov.uk](mailto:gary.greenhorn@falkirk.gov.uk)

Date: 20 July 2018

## **Appendix**


Appendix 1 - Map showing location of asset surplus to operational requirements.

### **List of Background Papers:**

None



0 15 30 60 Meters

 1555 sqm

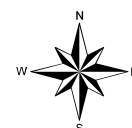


Falkirk Council

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

Scale: 1:750

Date: 19.9.2017



Subject

17 Cadzow Crescent, Bo'ness

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2017. All rights reserved.  
Ordnance Survey Licence number 100023384