



## **Agenda Item 6**

**Asset Surplus to Requirements –  
Land at Burnhead Lane/  
East Bridge Street, Falkirk**

Falkirk Council

**Title:** Asset Surplus to Requirements – Land at Burnhead Lane/  
East Bridge Street, Falkirk.  
**Meeting:** Executive  
**Date:** 12 March 2019  
**Submitted By:** Director of Development Services

**1. Purpose of Report**

- 1.1. The purpose of this report is to seek approval to sell a piece of land at Burnhead Lane and East Bridge Street, Falkirk.

**2. Recommendation(s)**

- 2.1. It is recommended that Executive:-

- (I) Agrees to declare land at Burnhead Lane/ East Bridge Street surplus to operational requirements and**
- (II) Authorises the Director of Development Services to dispose of the property by negotiation.**

**3. Background**

- 3.1. This concerns two areas of ground which lie between Burnhead Lane and East Bridge Street. It is proposed these two areas of ground be sold to the Falkirk Muslim Educational and Cultural Centre (FMECC) to assist them in acquiring enough land to improve and extend their mosque.
- 3.2. The attached plan, Appendix 1, shows the extent of the area of ground intended to be sold by Falkirk Council outlined in red. The total site area proposed for sale extends to 1,418 sq.m (0.35 Acres). Appendix 2 shows a selection of photos of the property and Appendix 3 shows satellite image of the extent of land ownership FMECC will have on purchasing the Council's land.
- 3.3. The areas of property shaded in blue on the plan are already within the ownership of the FMECC. The smaller dark blue coloured area, on the west, is occupied by FMECC's current building which is used primarily as a mosque. The larger lighter blue area, marked Spion Kop, has been recently acquired by the FMECC from a third party. They have cleared the buildings on it and currently use it as parking prior to the proposed development.
- 3.4. The Council's Corporate Asset Management Strategy includes objectives to secure operational efficiencies through asset realisation, including disposal of property and land which is surplus to operational requirements.

#### **4. Considerations**

- 4.1. The smaller westernmost area is relatively flat and is currently leased by Falkirk Council to the FMECC for parking. An income of £1,125 per annum in rent is received and the lease can be brought to an end by either party giving six months' notice.
- 4.2. The larger, eastern most area, which is owned by Falkirk Council is of negligible financial value being particularly difficult to develop due to the steep topography of the ground and lack of any practical access to it. There have been significant issues in this area with fly tipping, illegal drug taking and drinking (due to hidden central location). The result is a significant on-going cost for Falkirk Council to remove general litter, bottles, needles and so on.
- 4.3. The site rises very steeply from East Bridge Street to the upper level (where FMECC currently have their car park on the site of the former Spion Kop house). The site is not developable from the East Bridge Street side.
- 4.4. It is anticipated that there will be a significant level of investment by the FMECC in this site (in the region of £650,000 to £750,000 depending on final details and specification based on the current proposed footprint of 2 / 3 storey rear expansion). In the longer term they will consider demolishing the current building and replace it with a newer one. Additional car parking would be included as part of such a development. The sale of the property should therefore lead to a positive impact for this area of Falkirk.
- 4.5. The construction of the property would be subject to planning and all other necessary consents.

#### **5. Consultation**

- 5.1. The relevant local members have been consulted and no objections were received.

#### **6. Implications**

##### **Financial**

- 6.1 If progressed to conclusion, the sale of this asset will generate a capital receipt for the General Services Account.

##### **Resources**

- 6.2 None.

##### **Legal**

- 6.3 The disposal will be subject to conclusion of all necessary legal agreements.

## **Risk**

- 6.4 No risks are apparent if proceeding to sell. If it is not sold the liability of maintaining the eastern most area, with its fly tipping and antisocial behaviour, will be an on-going financial and reputational problem for Falkirk Council.

## **Equalities**

- 6.5 N/A

## **Sustainability/Environmental Impact**

- 6.6 There would be some environmental impact due to construction on the site though modern materials would be used to extend or create the new development. These materials would be to a standard required to meet Building Regulations including thermal insulation requirements.

## **7. Conclusions**

- 7.1 There is no operational need for the Council to retain this property and it is recommended that the property be sold to the Falkirk Muslim Educational and Cultural Centre at the price determined by The District Valuer.

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Director of Development Services

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Date: 26 February 2019

## **Appendices**

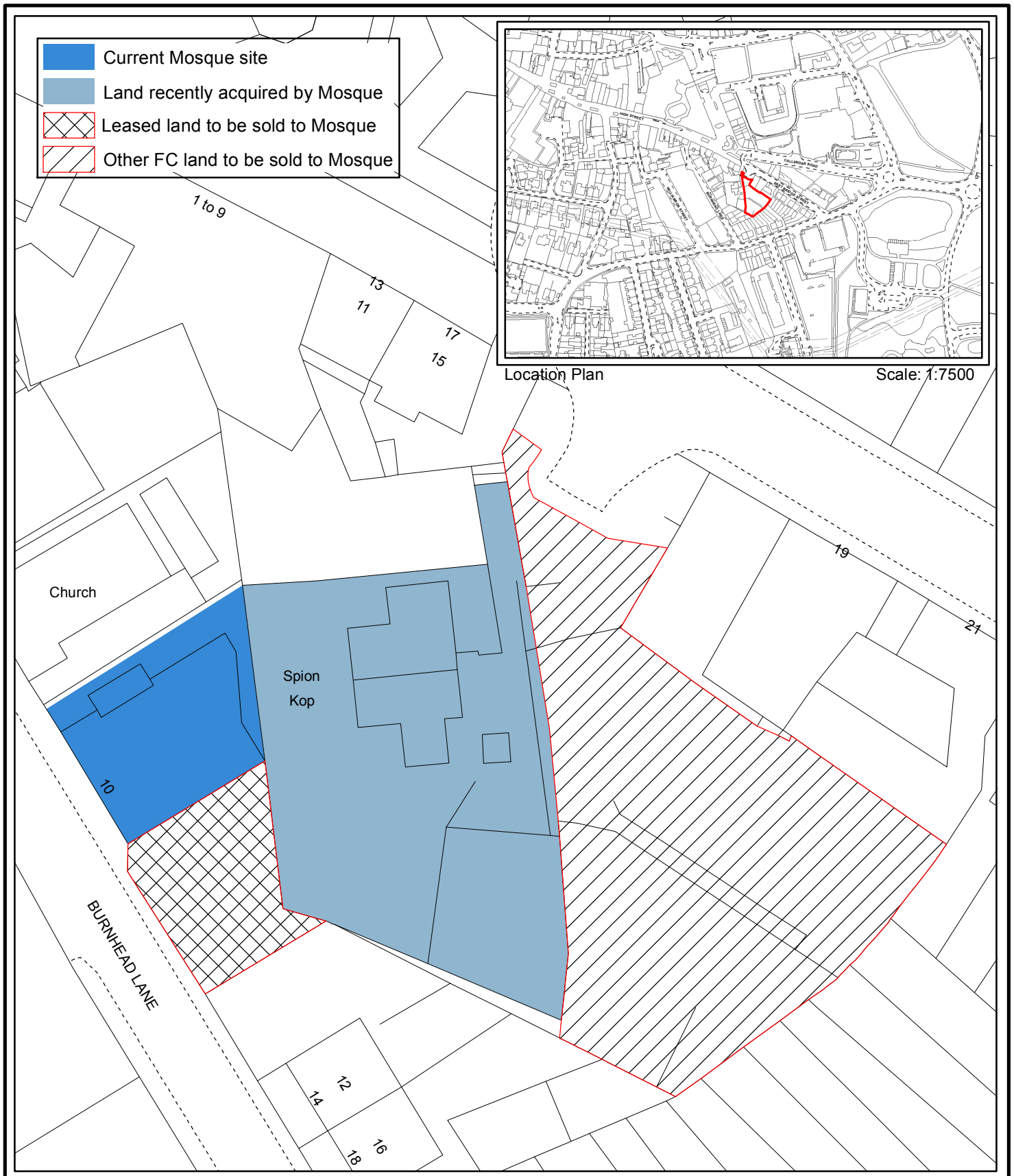
Appendix 1 - Map showing location of areas of land proposed to be sold

Appendix 2 - Photos of Property

Appendix 3 - Satellite view of land at Burnhead Lane & East Bridge Street, Falkirk

## **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:



0 10 20 40 Meters



Falkirk Council

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

Scale: 1:500

Date: 31.1.2019



Subject

Land adjacent to Spion Kop, East Bridge Street

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## Appendix 2 - Photos of Property



Carpark Area from Burnhead Lane



Falkirk Council Land on Eastern Side



Current Mosque on Burnfield



Lane

View of Land from East Bridge





0 10 20 40 Meters

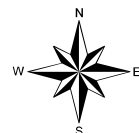


Falkirk Council

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

Scale: 1:700

Date: 7.2.2019



Subject

Land at Burnhead Lane & East Bridge Street, Falkirk

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