

The background of the slide features a large, faint, light blue outline of the City of Vancouver 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: grizzly bear), and a banner at the bottom with the motto 'A NE FOR A'.

Agenda Item 13

Asset Surplus to Operational Requirements

Falkirk Council

Title: Asset Surplus to Operational Requirements
Meeting: Executive
Date: 16th April 2019
Submitted By: Director of Development Services

1. Purpose of Report

- 1.1. The purpose of this report is to seek approval to proceed with marketing to sell a section of the Kemper Avenue Public Car Park in Falkirk.

2. Recommendation(s)

2.1. It is recommended that Executive:-

- (i) Agrees to declare 0.47 hectares of Kemper Avenue public car Park surplus to operational requirements**
- (ii) Authorises the Director of Development Services to dispose of the property on the open market.**

3. Background

- 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. The area of ground proposed to be sold at Kemper Avenue, Falkirk extends to 0.47 Hectares (1.16 Acres) of under used public car park as shown in the attached plan, Appendix 1.
- 3.3. There have been a number of interests in the site for redevelopment given its location just outside the town centre and relative under use as a car park.

4. Considerations

- 4.1 The car park at Kemper Avenue is rarely used by the general public. A town centre parking survey undertaken by the Transport Planning Unit has highlighted that the car park is poorly used. There is currently a total capacity of 199 spaces with a maximum occupancy recorded on a Friday at 2pm of 16 vehicles (8% of capacity available). The Saturday survey recorded at 12:30 and 15:30 that the maximum usage was only 13 Vehicles (6.5% of capacity available).
- 4.2 Income from the car park is minimal at only £6k in 2017/18 and is outweighed by maintenance and management costs estimated at £19k annually.

- 4.3 It is considered that there is demand in the property market for sites near the town centre. This site provides an opportunity to attract new investment with benefits for the locality by being developed for another purpose.
- 4.4 Given the site's distance from the High Street it is considered that sale of this site will have no effect on the Council's aspirations for the town centre. It does offer potential to generate a significant capital receipt.
- 4.5 As there is evidently some demand for a car park in the area it is proposed to retain some of the car park to the south of the site (approximately 1,400 sq.m) which will retain approximately 36 car spaces. This area would offer adequate public parking in this vicinity including parking for local residents who have purchased permits.
- 4.6 Any development of the site will be subject to planning and all other necessary consents. The site lies within the Urban Limit and is classified in retail terms as an edge of town centre. As the site is located outwith the town centre boundary, the acceptability of retail or commercial leisure proposals would be dependent on a number of factors including their scale and nature. In terms of other acceptable uses housing, business, tourism and food are possible and would be subject to detailed consideration once proposals are established.

5 Consultation

- 5.1 The relevant local members and the portfolio holder have been consulted.
- 5.2 Other Council Services have been consulted through the Corporate Asset Management Group to establish if there is a need for this property and it has been confirmed that there is no operational requirement to retain this asset.

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 significant risks.

Equalities

- 6.5 None.

Sustainability/Environmental Impact

- 6.6 The impact of the site's development will be assessed through the planning process.

7 Conclusions

- 7.1 There is no operational need for Falkirk Council to retain this site at Kemper Avenue and its sale will generate savings.
- 7.2 The development of the site is likely to create economic development and regeneration benefits.
- 7.3 A reduced area of car parking will be retained to meet the identified public need and that of local residents.

Director of Development Services

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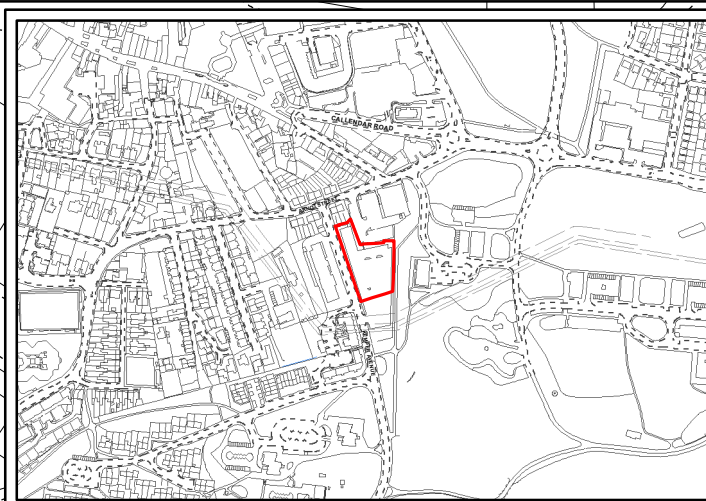
Date: 3 April 2019

Appendices

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

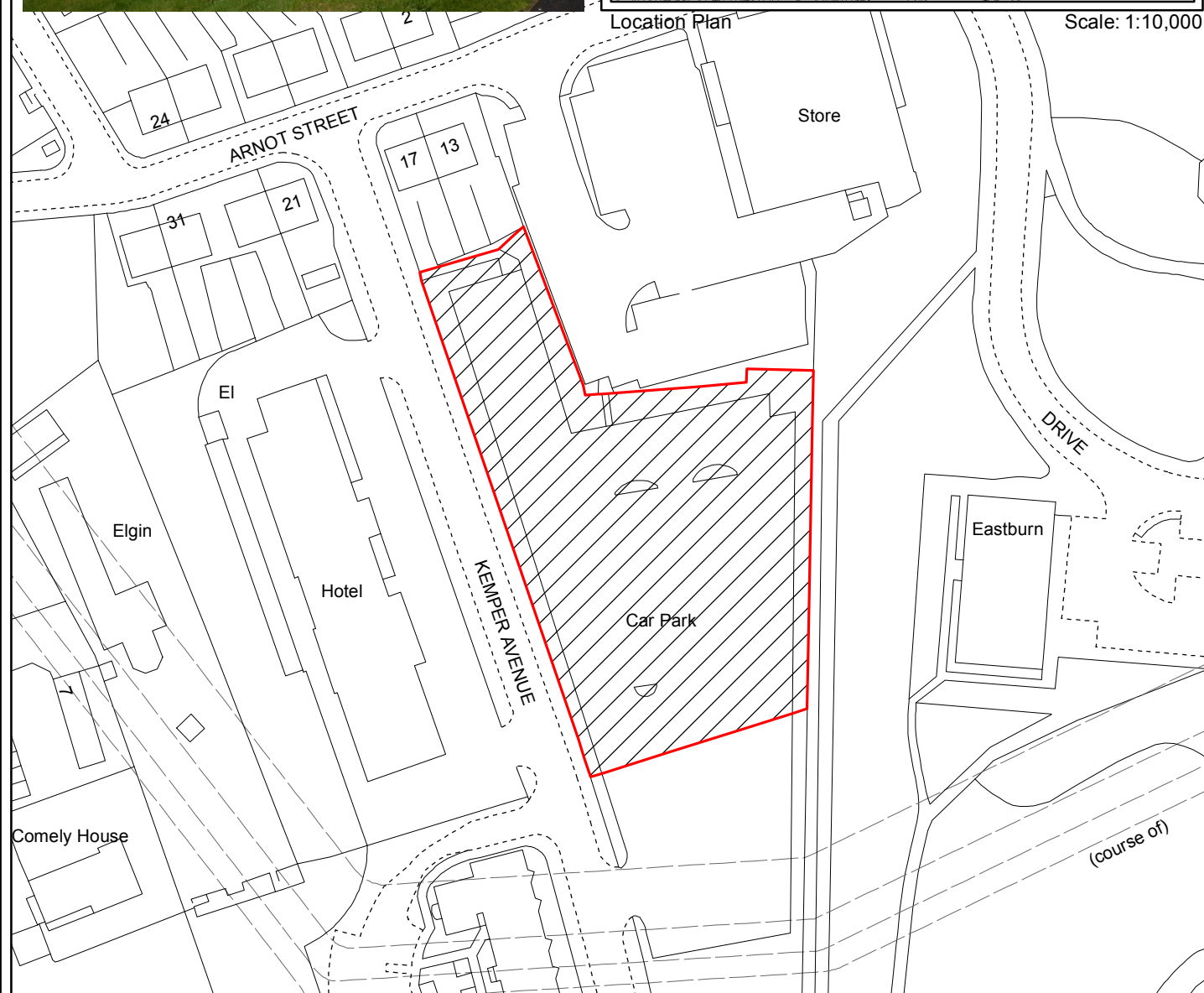
List of Background Papers:

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973: Disposal File – DISP F 172




Location Plan

Scale: 1:10,000



0 30 60 120 Meters

 4700 sqm (1.16 acres)



Falkirk Council

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Scale: 1:1,250

Date: 28.2.2019



Subject

Kemper Avenue Car Park

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