

The background of the slide features the Falkirk Council Coat of Arms. It is a shield divided into four quarters. The top-left quarter shows a castle tower. The top-right quarter shows a stag's head with antlers. The bottom-left quarter shows a sailing ship on wavy lines representing water. The bottom-right quarter shows a crowned eagle with spread wings. Above the shield is a crown with four fleurs-de-lis. A banner at the bottom of the shield contains the motto 'AINE FOR A'.

Agenda Item 10

**Asset Surplus to Requirements – Land
at 19-21 East Bridge Street, Falkirk**

Falkirk Council

Title: Asset Surplus to Requirements – Land at 19-21 East Bridge Street, Falkirk.
Meeting: Executive
Date: 14 January 2020
Submitted By: Director of Development Services

1. Purpose of Report

- 1.1. The purpose of this report is to seek approval to sell land adjacent to 19-21 East Bridge Street, Falkirk.

2. Recommendation(s)

2.1. It is recommended that the Executive:-

- i. agrees to declare the area of land at 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 report concerns an area of ground which lies towards the western end of East Bridge Street close to the eastern end of Falkirk High Street. It is proposed this area of ground be sold to William Mitchell McIntyre and Patricia McIntyre, who own the adjacent building. They currently lease the ground for car parking.
- 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 site area extends to 136 sq.m (0.033 Acres).
- 3.3. This area of ground has been leased by the tenant from Falkirk Council for over 25 years. The lease is currently continuing annually beyond its contractual termination date in November 2018.
- 3.4. At the commencement of the lease the tenant developed the property by carrying out significant excavation works to create a level area suitable for parking which is integrated with their ownership. A strip of ground along the eastern edge of the car park was sold to the owner in 1995; this is shown in light green on the plan.
- 3.5. 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. With the land to the north of the site being recently sold to Falkirk Muslim Educational and Cultural Centre, Falkirk Council has little other land ownership in the area. After the sale of this land the Council's only remaining land ownership at this location would be a small area of road verge around the adjacent turning area on East Bridge Street. This is shown in blue on the plan.
- 4.2. The sale will help sustain the various businesses that occupy the adjacent building, in particular the Falkirk Health Club that occupies much of it. These businesses require parking for their operations and the sale would provide certainty over the car park's future use. The sale of the property is therefore likely to lead to a positive impact for this area of Falkirk town centre and will have no adverse impact on the Council's regeneration proposals.
- 4.3. The sale of the property will result in a capital receipt for Falkirk Council. A price of £20,000 has been assessed by the District Valuer taking into account the special significance of the land to the proposed purchaser.

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 of £20,000 for the General Services Account.

There would be a small loss of income to Falkirk Council, currently £400 per annum. If a new lease were to be renegotiated the rental level would rise, however it would still be a relatively low amount.

Resources

- 6.2 None.

Legal

- 6.3 The disposal will be subject to conclusion of all necessary legal agreements including appropriate title burdens restricting change of use

Risk

- 6.4 None apparent if proceeding to sell.

Equalities

6.5 N/A.

Sustainability/Environmental Impact

6.6 This sale will produce no additional environmental or sustainability inputs.

Policy

6.7 This proposal accords with the objectives of the Council's Strategic Property Review as part of the Council of the Future initiative in that the capital receipt will be reinvested in other Council assets.

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 at the price determined by The District Valuer.

Director of Development Services

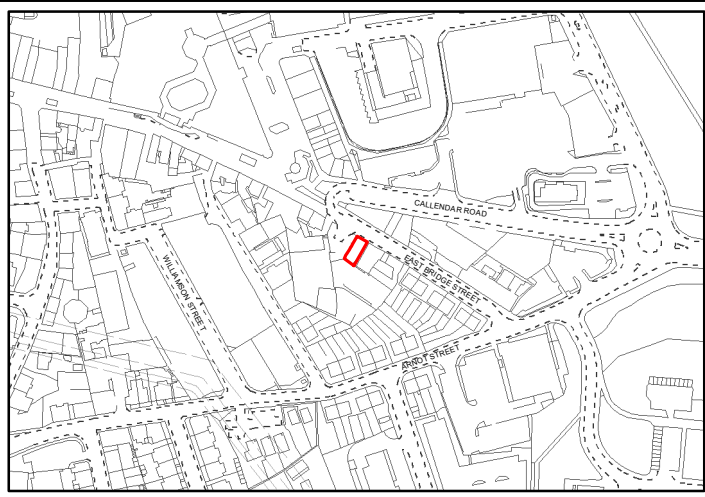
Author – Keith Raffan, Property Surveyor, Asset Management Unit, Development Services, 01324 504797, keith.raffan@falkirk.gov.uk
Date: 19 December 2020

Appendices

Appendix 1; Map showing location of area of land proposed to be sold.

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:



Location Plan

Scale: 1:5,000



-  136 sqm (0.033 acres) or thereby
-  1m land strip from building edge
-  Retained Falkirk Council Land

0 5 10 20 Meters

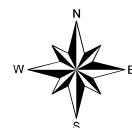


Falkirk Council

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Scale: 1:250

Date: 6.12.2019



Subject

Land to the west of 19-21 East Bridge Street

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