

The background of the slide features a large, light blue outline of the Coat of Arms of the Government of Nunavut. The crest is a shield divided into four quadrants. The top-left quadrant shows a stylized sun with rays. The top-right quadrant shows a caribou head with antlers. The bottom-left quadrant shows a sailing ship on wavy lines representing water. The bottom-right quadrant shows a beaver. Above the shield is a crown with four maple leaves. Below the shield is a banner with the text "ANNE FOR A".

## **Agenda Item 15**

# **Assets Surplus to Operational Requirements**

**Falkirk Council**

**Title:** Assets surplus to Operational Requirements  
**Meeting:** Executive  
**Date:** 6<sup>th</sup> December 2022  
**Submitted By:** Director of Place Services

**1. Purpose of Report**

The purpose of this report is to seek approval to dispose of the properties outlined which are surplus to operational requirements.

**2. Recommendations**

**2.1 It is recommended that the Executive:-**

**(1) agrees to declare the following properties as surplus to operational requirements:-**

- a. Larbert Day Nursery, Larbert**
- b. Victoria Buildings Complex, Falkirk**
- c. Park Street Community Education Base, Falkirk**

**(2) authorises the Director of Place Services to dispose of these properties on the open market and approve sales recognising scheme of delegation limits**

**3. Impact on Climate Change Targets**

- 3.1** There are no direct climate related impacts from the process of sale of these properties on the Council's climate related targets. The result of disposal will however reduce the overall levels of energy consumption and usage, which supports Falkirk Council's climate change objectives.

**4. Background**

- 4.1** The Education, Children and Young People Executive agreed on the 21<sup>st</sup> June 2022 that the Park Street Community Education Base, Falkirk; Larbert Day Nursery, and Queen Street Nursery, Falkirk be deemed surplus to Children's Services operational purposes.
- 4.2** Camelon Education Centre – Office and Training Base was also stated in the June report as no longer being required. Due to it being part of a larger site which includes the Community Education wing, which is continuing to be operational, this property will not be progressed for disposal until further review in line with the SPR is finalised.

## 5. Considerations

### 5.1 The properties intended for disposal are:

#### i) Larbert Day Nursery, Philip Drive, Larbert, FK5 4BE See Appendix 1.

This is a single storey relatively modern brick nursery building with a pitched tiled roof. It is adjacent to a residential area with social housing, private flats and a Salvation Community Church to the south. Although the building is set out to be a nursery the most likely other future use for this 0.37 Hectare property is redevelopment for residential use.

#### ii) Victoria Buildings Complex, Queen Street/ Stewart Road FK2 7AF See Appendix 2

The site equates to 0.76 Hectares and has several buildings on it. The main building, on the north side, is the substantial two-storey stone built original Victoria Primary School which is in poor condition. Connected by a corridor to this, is the former Queen Street Nursery, again this is stone built, though just single storey. At the opposite end of the site is a single storey modular building which is in poor condition, this was last used as a privately run nursery. In the middle of the site is a timber built Outdoor Education building, which is still in use, however the service will be relocated prior to conclusion of the disposal so that the whole site will be available for redevelopment. The buildings are not listed.

#### iii) Park Street Community Education Base, 6 Park Street, Falkirk FK1 1RE See Appendix 3.

This is a substantial stone-built building, generally over two floors located on a corner plot close to Falkirk town centre and benefits from its own small parking area. This property was constructed with sandstone walls and a pitched slate roof in 1846 as a grammar school and in later life was used as a community education centre. The property is C Listed and is within the Falkirk Town Centre Conservation Area. The site extends to 0.12 Hectare which will be suitable for a number of uses including potential conversion to flats.

### 5.2 It is intended to commence marketing the properties for sale over the next quarter. For disposals of a higher value than the Director of Place Service's delegated approval limit (up to a maximum of £350,000), further reports will be supplied to Executive for approval of any sale.

## 6. Consultation

### 6.1 These three properties were identified as surplus to service requirements by the Education, Children and Young People Executive on the 21<sup>st</sup> June 2022 and could therefore progress through the Surplus Property Procedures. This was based on outcomes of workshops involving all elected members and from subsequent community conversations.

- 6.2 Housing has undertaken an initial review of the sites for social housing development but is not part of the 5-year SHiP programme.

## **7. Implications**

### **Financial**

- 7.1 If progressed to conclusion, the sale of these properties will collectively generate capital receipts which will accrue to the General Services Account and would create revenue savings which would in the first instance contribute to future budget savings.

### **Resources**

- 7.2 The resources to bring about the conclusion of the sale would come from in-house resources, primarily Asset Management and Legal Services.

### **Legal**

- 7.3 The disposals would be subject to conclusion of all necessary legal agreements.

### **Risk**

- 7.4 None associated with the proposal.

### **Equalities**

- 7.5 The Council is required to have regard to the Equality Act 2010 and the public sector equality duty (PSED). The PSED places a statutory duty on the Council in the exercise of its functions to have due regard to the need to: (1) eliminate discrimination (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.6 An initial EPIA screening on the intention to market and disposal of these properties on the open market has been undertaken and is not considered to impact adversely the PSED or create circumstances that would lead to discrimination against persons who share a protected characteristic.

## **8. Conclusions**

- 8.1 The disposal of these properties will achieve capital receipts and reduce revenue costs.

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**Director of Place Services**

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**Date:** 25 November 2022

## **Appendices**

Plans showing locations, extent of properties with photo.

Appendix 1 – Larbert Day Nursery

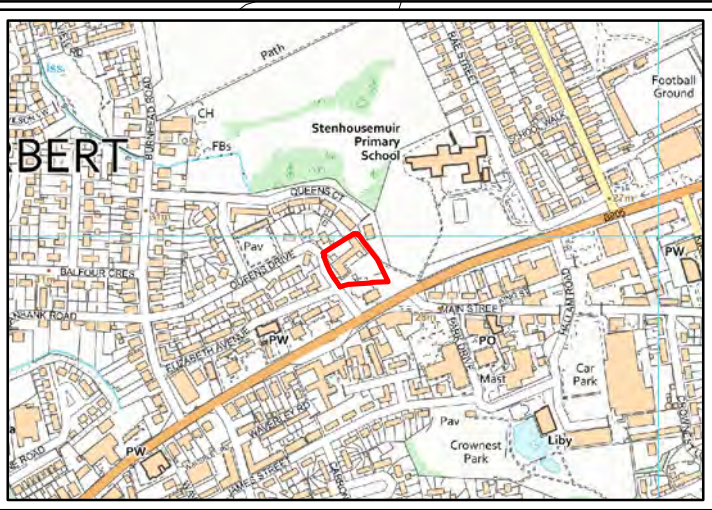
Appendix 2 – Victoria Buildings

Appendix 3 – Park Street

## **List of Background Papers:**

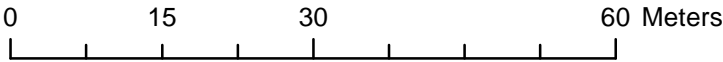
The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973.


Agenda Item 9 Education, Children & Young People Executive 21<sup>st</sup> June 2022  
Asset Management Unit SPR and Disposal Files



Location Plan

Scale: 1:750



 3681 sqm (0.91 acre) or thereby



Falkirk Council

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

Scale: 1:750

Date: 22.11.2022

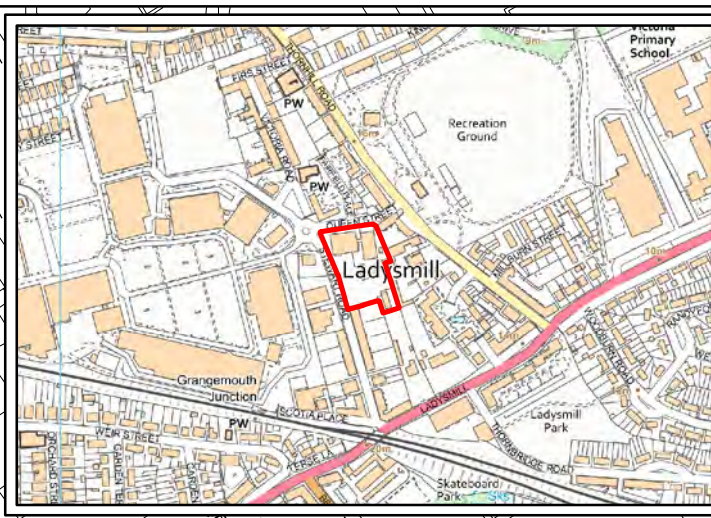


Subject

Larbert Day Nursery, Philip Drive, Larbert

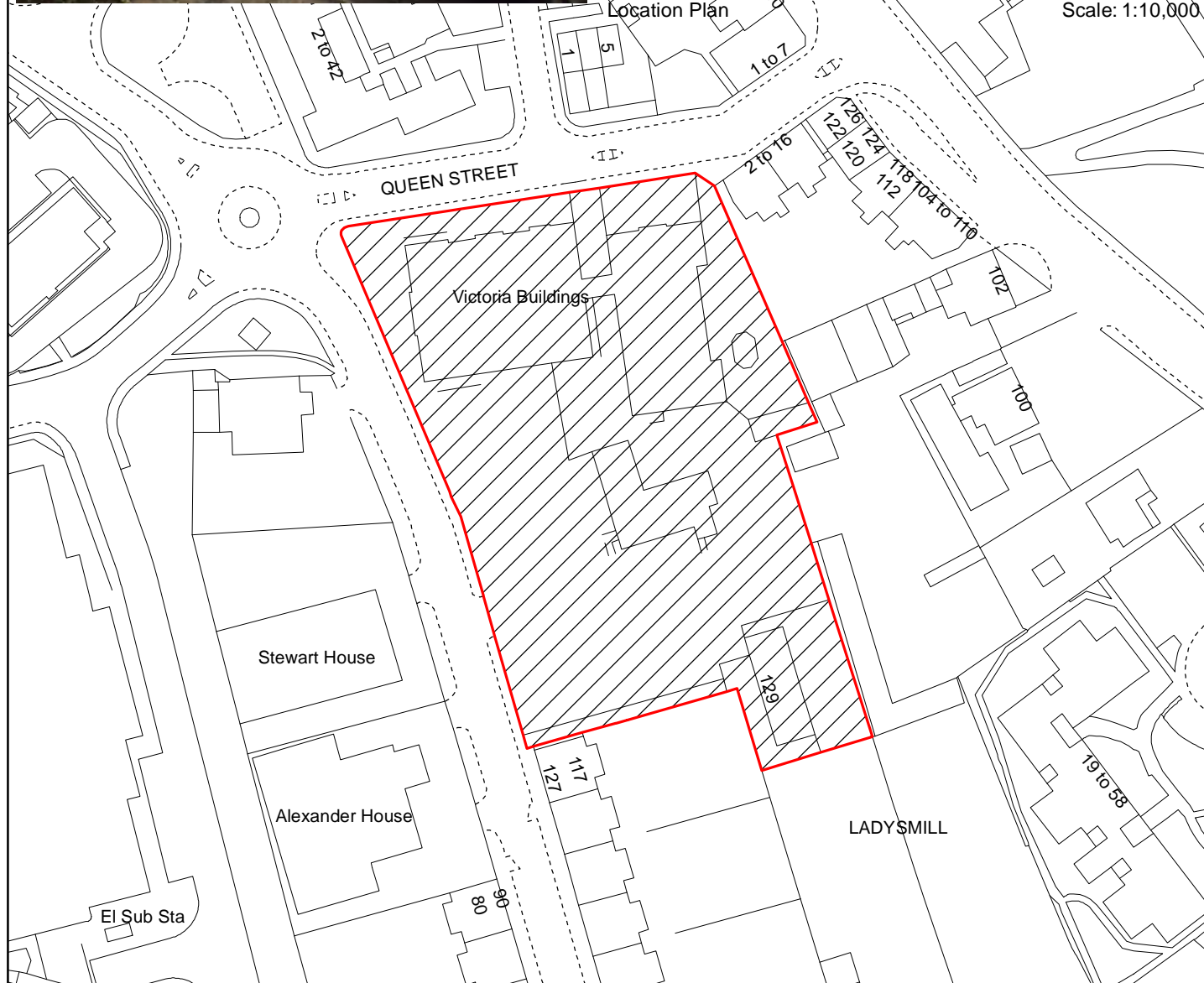
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Location Plan

Scale: 1:10,000



0 25 50 100 Meters

 7571 sqm (1.87 acres)



Falkirk Council

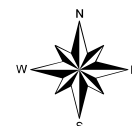
Place Services

Abbotsford House, Davids Loan, Bainsford, Falkirk, FK2 7YZ

Telephone: 01324 504950 Fax: 01324 504709

Scale: 1:10,000

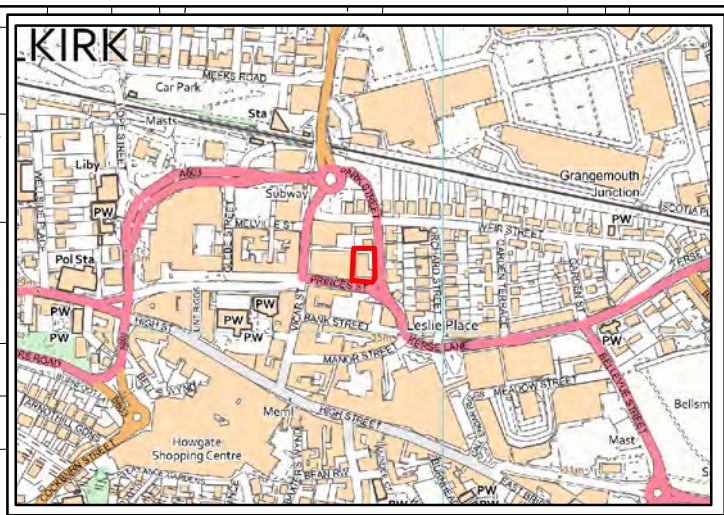
Date: 22.11.2022



Subject

Victoria Buildings, Queen Street, Falkirk

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Location Plan

Scale: 1:500



0 10 20 40 Meters

 1254 sqm (0.31 acre) or thereby



Falkirk Council

Place Services

Abbotsford House, Davids Loan, Bainsford, Falkirk, FK2 7YZ

Telephone: 01324 504950 Fax: 01324 504709

Scale: 1:500

Date: 22.11.2022



Subject

Park Street CLD, Falkirk

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