
Report to Council

Date of Meeting: 14th May 2015

Subject: Annual Property Review 2015/16

Report by: Head of Development and Environment

1.0 Purpose

- 1.1. This report follows the previous report of 27th June 2013. It provides an overview of progress in the disposal of vacant/surplus Council property to date and identifies the proposed disposal plan for 2015/16. The report also seeks approval to declare properties surplus to Council needs/requirements.
- 1.2. Approval for individual sales which are outwith the delegated provisions under the Council's Scheme of Delegation 2012 will be the subject of separate detailed future reports to Council, as will those specified sites (in paragraph 4.3) identified for disposal which are considered to be potentially sensitive.

2.0 Recommendations

- 2.1. It is recommended that Council agrees to declare six sites surplus to Council needs/requirements as detailed in section 4.4 of the report and notes the current/completed disposals, proposed sale programme for 2015/16 :

3.0 Background

- 3.1 The Property Asset Management Plan 2010-2015 provides a basis for establishing surplus buildings that are no longer required to support the core aims of the Council.
- 3.2 It is the duty of the Council to achieve the best price reasonably obtainable for the sale of surplus assets, except where achieving a lesser financial value meets with other Council priorities such as economic regeneration or social/environmental wellbeing.
- 3.3 Property disposal will ensure a reduction in Council costs and generate capital receipts which will contribute to the Council's priorities. The future development of sites and properties will enable vacant land to be brought in to productive use, secure the re-use and retention of important buildings, while achieving environmental improvement and economic regeneration.

- 3.4 A number of the Council buildings are Listed Buildings or in a Conservation Area and demolition is not considered to be a realistic option. Retaining these vacant properties is costly, particularly due to empty rates charges on vacant property, and for those properties not being leased out, their disposal will be prioritised.
- 3.5 In the Council's approved budget, it is estimated that £1.9 million will be achieved in 2015/16 through sale of surplus Council property, including the savings achieved on the running costs for vacant properties.

4.0 Considerations

4.1 Completed Disposals - June 2013 - March 2015

The Council sold surplus assets to the value of £931,000 between the end of June 2013 and March 2015. The table below details the individual property sales.

Property Reference	Location	Sale details	Financial year concluded	Income achieved
ALL082	32 Harris Court	Sold to Tenant	2013/14	£40,000
ALV210 (part)	Former Alva Academy, Queen Street, Alloa	Part of site sold to Tigh Grian for 48 social houses	2014/15	£1
TUL707	Former Tullis site, Alloa Road, Tullibody	Part of site sold to Kingdom Housing Association	2014/15	£135,000
ALL103/105	19 Mar Street, Alloa	Sold to Savage, Law Practice	2013/14	£115,000
TIL617	Tillicoultry Library	Site transferred to HRA for housing to rent	2014/15	£80,000
SAU537	Former Fairfield School, Pompee Road, Sauchie	Site transferred to HRA for development of Council housing	2014/15	£120,000
FIS412	Fields 4 and 5, Fishcross	Sold to Tulliallan Farms	2014/15	£190,000
TIL624	Tillicoultry Community Centre	Transferred to HRA for development by Kingdom Housing Association	2014/15	£250,000
Total				£931,000

4.2 Current Disposal Transactions

The table below shows properties currently in the process of sale where a capital receipt is expected in the financial year 2015-16. These will achieve a total sale value of £932,000.

Property Reference	Location	Progress/Current position
-	21 Walton Crescent, Dollar	Transferred to HRA for temporary accommodation
SAU517	Holton Square, Sauchie (Land at former Scout Hall)	Offer currently being progressed.
ALL154	Claremont Primary School, Alloa	Sale approved at Council of 26th March 2015
ALL128	Greenfield House, Alloa	Sale approved at Council of 26th March 2015
ALL123 (Part)	King Street, Alloa	Sale approved at Council of December 2014.

4.3 Disposal Programme 2015-16

The table below details the proposed marketing and disposal property programme for 2015-16. The properties detailed in this table have all been declared surplus by the Council and some have been subject to marketing over the last 2 years. A marketing strategy bespoke to each property will be taken forward. A number of the properties will be subject to a report back to Council to agree sale.

Property Reference	Location	Progress/Current position	Value	Expected sale
ALL078	Former St. John's School, Alloa	Marketing agent appointed. Property on the market.	NYK *	2015/16
MEN457	Former Glenochil Nursery, Menstrie	Tender process underway for selling marketing agent. Will be marketed in June.	NYK ●	2015/16
TIL637	Ground at Alexandra Street, Devonside	Site has been marketed	NYK	2015/16

ALV210 (part)	Former Alva Academy (west) including swimming pool site	Swimming pool to be demolished.	NYK ● *	2015/16
TUL707 (part)	Former Tullis Site (north), Alloa Road, Tullibody	Council led marketing in June.	NYK	2015/16
-	Area B Former Claremont Primary School	Site approved for disposal as house plot/s at Council of 26th March 2015	NYK	2015/16
DEV330/ COA302	Coalsnaughton Development Site	Missives concluded, subject to S75 legal agreement which has not been concluded. Will continue to pursue with developer	NYK	2016/17
ALL095/ /099	15 and 15A Mar Street, Alloa	Marketing will commence in July 2015.	NYK ● *	2016/17
ALL100	Store at 18A Mar Street, Alloa	Marketing will commence in July 2015.	NYK ● *	2016/17
TUL708/ 709	Ditch Farm Steading and Land	Lease for farmhouse expired. Ongoing month to month lease. Lease for farmland expires Nov 2016. Development and marketing brief to be prepared.	NYK ●	2016/17

* Disposal of these properties achieve savings on running costs which increase the financial value to the Council.

- Subject to further report to Council to agree sale.

Note : Appendix 1 provides site plans for the properties declared surplus referred to in paragraph 4.3.

4.4 Properties to be declared surplus

The following properties shall be declared surplus and marketed for future sale.

ALL017	Alloa Docks, The Shore, Alloa ●
-	Land at The Pleasures, Alloa
ALL192	Land at Castle Street, Alloa
SAU505	Land at Craigview, Sauchie
-	Land at Alloa West
-	Land at Benview, Devon Village

- Subject to further report to Council to agree sale.

4.5 Leased Property Review

A review of all leased out properties will be undertaken in 2015-2016 to assess the commercial viability of each property taking account of factors such as market rent, operational costs, occupancy/occupancy potential and stock conditions. This will enable strategic decisions to be taken for each property currently leased/available for lease, the outcomes from this review will be reported to Council during 2015-16.

- 4.6 A review of leased in property has been undertaken and an exit strategy for each property is being taken forward by Services with financial efficiencies detailed in the Council's budget paper of February 2015.

5.0 Sustainability Implications

- 5.1 Property disposal will ensure a reduction in Council costs and generate capital receipts which will contribute to the Council's priorities. The future development of sites and properties will enable vacant land to be brought in to productive use and secure the re-use and retention of important buildings, while achieving environmental improvement and economic regeneration.

6.0 Resource Implications

6.1 Financial Details

6.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes ✓

6.3 Finance have been consulted and have agreed the financial implications as set out in the report. Yes ✓

6.4 Staffing

No additional staff resource implications.

7.0 Exempt Reports

7.1 Is this report exempt? Yes (please detail the reasons for exemption below) No

8.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

The area has a positive image and attracts people and businesses	✓
Our communities are more cohesive and inclusive	<input type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input type="checkbox"/>
Vulnerable people and families are supported	<input type="checkbox"/>
Substance misuse and its effects are reduced	<input type="checkbox"/>
Health is improving and health inequalities are reducing	<input type="checkbox"/>
The environment is protected and enhanced for all	✓
The Council is effective, efficient and recognised for excellence	✓

(2) **Council Policies** (Please detail)

9.0 Equalities Impact

9.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
Yes No ✓

10.0 Legality

- 10.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

11.0 Appendices

- 11.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1: Site Plans for properties referred to in paragraph 3.6.

12.0 Background Papers

- 12.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Report to Council of 27th June: Vacant/surplus Council Land and Buildings Sale Strategy
Council's Property Asset Management Plan 2010-2015
Scheme of Delegation 2012

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ALL078

**Former St. John's School
Alloa**



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MEN457
Glenochil Nursery
Menstrie



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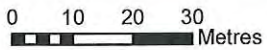
TIL637

**Ground at
Alexandra Street
Devonside**

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ALV210 (part)
Former Alva Academy (West)
Including
Swimming Pool Site



Clackmannanshire Council

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