
Report to Council 12th March 2009.

Subject: ALLOA TOWN CENTRE REGENERATION : SPEIRS CENTRE.

**Prepared by: Ninian Somerville : Development & Environmental
Services, Dave Jones/Angela Leitch, Chief Executive**

1.0 Purpose

- 1.1. To update members on progress with the proposals for the re-development of the Speirs Centre.
- 1.2. To establish a development plan that will allow our submission to the Heritage Lottery Fund to be received supportively.

2.0 Recommendations

- 2.1. It is recommended that the Council now approves Option (c) and allows officers to investigate and progress the most effective design within the approved Capital Programme budget.

3.0 Considerations

- 3.1. In October 2006, the Council approved the principle of re-developing the Speirs Centre. A design report was subsequently prepared by consultants (Malcolm Fraser Architects) incorporating the accommodation requirements identified by Services to People, which would provide a modern library with high quality exhibition space for permanent museum displays, activities such as dance and temporary/touring shows. This was the subject of a presentation to the Council on 12th December 2007.
- 3.2. Following this presentation, due to the cost implications, Development & Environmental Services were instructed to develop a business case and option appraisal of possible core options to determine the viability of proposals.
- 3.3. As a result, four core options were investigated, namely
 - a) Do nothing.
 - b) Convert/refurbish Speirs Centre as a library
 - c) Convert/refurbish the Speirs Centre as a library and museum with a Customer Service Centre and performance/exhibition space.

- d) Convert/refurbish and extend Speirs Centre as a library, museum and multi-purpose performance space.

An explanation of these options is at Annex 1.

4.0 Preferred Option

- 4.1 Option (c) which includes a library, museum, Customer Service Centre and performance/display spaces is much the best option as value for money, within Council's perimeters of affordable capital expenditure and running costs.
- 4.2 Councillors, at the presentation in January, 2009, agreed that three of the four options under option (c) - namely 1, 3, 4 were potentially preferable, provided the revenue costs were acceptable.
- 4.3 To calculate the costs, some in-depth work has been done to work out the overall expenditure for the options. Overall, there is little to choose between 1, 3 and 4 in running costs, though the size of facilities offered does vary across them.
- 4.4 Option (c), in each of its versions, provides a modern attractive library, a very good museum facility with a Customer Service Centre, a bookshop, cafe and space for activities, such as dance or exhibitions of art work or touring museum exhibits.
- 4.5 This option (c), also has the cost closest to the original October, 2006 Council approved paper at between £3.1m and £3.6m. It is intended that some of this will be funded from a Heritage Lottery Fund grant. The Council has submitted a request for £990k; the result of this will be known by the end of the year. ERDF monies (c.£450k); and Historic Scotland (c.£250k) are also being pursued.
- 4.6 It has been assumed, very conservatively, that the new Speirs Centre will attract 21,000 visitors a year. This will be enhanced by around 140,000 library visits and many more for the Customer Service Centre and the exhibition/performance spaces. On the basis of projected usage figures at present it appears that the new centre will be very close to breaking even from the start. A breakdown of sub-options (1 to 4), and their usefulness, is shown at Annex 2. (This eliminates option (c) 2 as unsuitable).
- 4.7 The costs of the options (c) 1, 3, 4 are shown below;

4.7.1 Capital

	Option (c) 1	Option (c) 3	Option (c) 4
Area m ²	2256	2371	2466
Capital cost (£m)	3.1	3.38	3.63

All of these options have similar grant awarding potential.

4.7.2 Running Costs

All of the current costs of Drysdale Street library, rent office, Speirs staff, Museum staff, Speirs Centre and cash collection staff have been put together to show existing budgets. Running costs have been estimated from property costs (heat, light etc) and staffing costs (see 7.1). In both existing budgets, and in future estimates, the rates costs have been taken into account.

Each of the options is assumed to attract 21,000 visitors, producing net income of £2.10 per person (£44,100 in total).

	Option (c) 1	Option (c) 3	Option (c) 4
Running costs, including salaries and property cost	£802,920	£808,986	£811,646
Less income (above)	£ 44,100	£ 44,100	£ 44,100
Less existing budgets (Library, Speirs etc)	£734,620	£734,620	£734,620
Net expenditure: (to be met from existing budgets)	£24,200	£30,266	£32,926

- 4.8 By bringing services together into a single facility and taking the opportunity to introduce new systems and methods it is anticipated that the facility will operate within existing budgets.

5.0 Sustainability Implications

- 5.1 It is a requirement that the Speirs Centre development is fully co-ordinated with the Town Hall proposals, the Co-op development and the new Clackmannan College, and dialogue is continuing with the representatives responsible for each. Integration is also paramount in relation to the traffic and transportation impact of the co-ordinated developments in association with the regeneration of the town centre.
- 5.2 Discussions with Corporate Development Services, concerning the provision of a Customer Service Centre within the Speirs Centre development, have been productive. This Centre has now been incorporated in all of the Sub-Options to enhance facilities for the public.

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.

- 6.3 The approved Council Capital programme, at the time of writing this report, includes provision of £2.837m for this project (years 2008/09 to 2010/11), excluding any potential grants, but this may be subject to amendment in the 2009/2010 to 2011/2012 Capital Programme.

The Heritage Lottery Fund is considered to be a main key funding partner for the Speirs Centre project, and Jura Financial Services with their specialist expertise and previous proven success with applications to the HLF body, have been appointed to submit the application on behalf of the Council. Grant Aid will also be pursued for Historic Scotland and ERDF grant support.

Of this sum £45,217 has been spent this financial year and £48,594 in previous financial years on design fees for the Speirs Centre.

- 6.4 The full design team consultancy fees anticipated for the project are estimated at 15% of the contract value, required to take the project from Outline Design stage to completion. This includes architectural, quantity surveying, mechanical, electrical, civil and geotechnical engineering services.
- 6.5 The cost of the independent Business Case/ Options appraisals prepared previously by financial consultants Jura was £8,400.
- 6.6 In terms of revenue funding, continuing detailed work will be undertaken by officers to ensure alignment of net running costs of the redeveloped facility with existing budgets of current facilities.

7.0 Staffing

- 7.1 Staffing levels will be set within available budgets once the exact nature of the services to be delivered and the methods of delivery have been determined.

8.0 Declarations

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

(1) Our Priorities 2008 - 2011 (Please tick ☒)

The area has a positive image and attracts people and businesses	X
Our communities are more cohesive and inclusive	X
People are better skilled, trained and ready for learning and employment	X
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	X
The environment is protected and enhanced for all	X
The Council is effective, efficient and recognised for excellence	X

(2) Council Policies (Please detail)

Enhances Town Centre regeneration and development.

Protects and enhances built environment.

Improves quality of environment in the area.

Achieves local prosperity.

Preservation and refurbishment of Listed Building.

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 ☒

10.0 Legality

- 10.1 In adopting the recommendations contained in this report, the Council is acting within its legal powers

Yes ☒

APPROVAL/SIGNATURE	DATE
Chief Executive	

REPORT TO COUNCIL

To: Head of Administration and Legal Services, Greenfield, Alloa FK10 2AD

Report author: Ninian Somerville, Dave Jones/Angela Leitch, Chief Executive

Service: Development & Environmental Services/Chief Executive's

Report title: Alloa Town Centre Regeneration: Speirs Centre

Date of meeting: 12th March 2009.

It is recommended that the attached report be:

1. **Given unrestricted circulation** ☒
2. **Taken in private by virtue of paragraph ___ of schedule 7A of the Local Government (Scotland) Act 1973** ☐

List any appendices attached to this report (if there are no appendices, please state 'none')

1. **Annex 1 - Summary of Options**
2. **Annex 2 - Sub-options**
- 3.
- 4.

List the background papers used in compiling this report . If you have completed a sustainability checklist please add this to your list (if there are no background papers please state 'none')

1. **Business case and Options Appraisal prepared by Jura Financial Services**
2. **Report to Council October, 2006**
- 3.
4. **Nb. All documents listed must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered**

ANNEX 1

The following is the summary of each Option.

Option (a) Do nothing

This would minimise Capital Investment by simply improving maintenance of the current Speirs Centre and Drysdale Street Library premises, but an Option not considered to be suitable in terms of service modernisation and declining attendances.

The Option to simply improve the existing building, requiring Capital investment in a building that is unsuitable for the intended purpose, is considered unsustainable in the medium and long term.

There has been a 17% reduction in use of the Drysdale Street Library from 2006/7 to 2007/08, (137,000 people estimated to have used the facility over that period. It is expected that some 75% of the 40,667 people using the Speirs Centre gym facility will be using the proposed new Johnstone Centre at Alva .

The current net cost for running Drysdale Street Library is £592,410 and for the Speirs Centre, including the museum, is £142,210 totalling £734,620.

Within the next 2 to 3 years capital investment is required to maintain the Speirs Centre and Drysdale Street Library buildings as follows :-

Drysdale Street : £250,000

Speirs Centre : £600,000

This Option does not comply with the Council approval of October 2006.

Option (b) Convert/refurbish Speirs Centre as a Library

An enhanced library in the Speirs Centre would generate a modest increase in users estimated at 145,000. This Option enables the Council to assess the value for money of including the Museum with the Core Library use. The estimated net operating cost for this single use is £627,410.

This Option does not comply with the Council approval of October 2006 as it excludes the high quality exhibition space for permanent museum displays and temporary/touring shows. It does however offer the potential to create a modern and attractive library within refurbished important heritage asset, while promoting wider area regeneration.

It would be likely to require greater capital commitment, but this would be offset by a potential Capital receipt for Drysdale Street Library. It would require a potential minimum increase of £35,000 p.a. in terms of operating costs compared with the existing facilities.

Because this Option excludes any facilities for the museum, it is not therefore as attractive as Option (c) to potential grant funding partners.

Option (c) Library, Museum and Customer Service Centre

This Option complies with the approval of the Council in October 2006 and also includes Customer Service Centre, cafe and shop components associated with the enhanced facility. In developing the financial projections, a market penetration rate of 21,000 visitors is anticipated for the museum plus many more for the Customer Service Centre.

The overall net projected operating cost at current prices for providing a modern library in a totally refurbished "B" Listed building, together with high quality exhibition space for permanent museum displays and temporary touring shows, Customer Service Centre and ancillary commercial spaces with this Option is £769,550.

This Option offers potential to create modern attractive **library and museum within a fully refurbished important heritage asset**, while promoting wider area regeneration.

The multi-functional and comprehensive nature of the project will likely attract greater grant funding support and a lesser Capital commitment from the Council. Costs may also be offset by the sale of the established Drysdale Street Library property. Notwithstanding the improved usage of the facilities, the increased operating cost over Option (b) is estimated at £142,140 p.a. While this Option is potentially £34,930 p.a. greater than the "do nothing" Option it equates to potential subsidy for the museum facility and associated commercial outlets. There would also be support from the Customer Service Centre budget (consistent in each of Option C models).

Option (d) Library, Museum and Multi-Purpose Performance Space

The market appraisal showed there was no significant cultural offering with regards to theatre in Clackmannanshire and existing/proposed venues did not offer the facilities or access required for modern performances. Two sub-options were considered for the scale of any multi-purpose space, one with 60 seats and the other with 120 seats.

The appraisal concluded that the net operating cost of the 60 seat version would be £930,000 compared with £900,000 for the 120 seat version.

This Option, however, was not included in the Council approval in October 2006 and there were subsequent concerns that, with the additional accommodation included, this proposal may result in over-development of the site and unacceptable revenue service costs.

It does offers the potential to create a modern attractive Library, Museum and Multi-Purpose performance space within a refurbished and extended heritage asset while promoting wider area regeneration.

However, the net capital cost likely to be £5.25m (plus fees) due largely to the cost of the required extension. Likewise the projected annual operating cost would increase to £900,000 (assuming the 120 seat version) some £272,000 p.a. more than the Library only Option (b) and £130,000 p.a. more than the Library/ Museum Option (c)

Having reviewed the original Council policy decision of October 2006, which sought to stimulate economic and physical regeneration and enhancement of Council Services, it is apparent that the main driver in relation to the cultural offer for the Council is the Town Hall project. It is not therefore considered viable to spend an estimated additional £5.25m (plus fees) in extending the Speirs Centre to also incorporate space for performing arts. Indeed the additional operating cost of the multi-purpose centre also renders it less viable in this context.

In terms of Capital costs for the Core Options, the following were prepared and have been updated, based indices to January 2009 prices as follows :-

- Option (a) - £0.95 million (excl fees)
- Option (b) - £2.5 million (excl fees)
- Option (c) - c£3.0 million (excl fees)
- Option (d) - £9.0 million (excl fees)

ANNEX 2

Sub-Options

Four Sub-Options of Option (c) were then prepared and were presented to members in January 2009. Consistent in each of the Sub-Options was the refurbishment and redevelopment of the existing Speirs Centre to form a modern library with flexible ancillary spaces, and the option alternatives relate to varying scales of a required extension, to meet the further briefing requirements of the Council, agreed with Services to People. The following is a summary chart analysis of the accommodation contained in each of the Sub-Options referred.

Scoring reference is 3. (Excellent), 2. (Average) 1. (Poor) 0. (Not available)

ELEMENTAL ANALYSIS	Sub-Option (c)1	Sub-Option (c)2	Sub-Option (c)3	Sub-Option (c)4
Entrance Mall	3	1	3	3
Customer Service Area	3	2	3	3
Café	3	2	3	3
Shop	3	0	3	3
Exhibition	3	2	3	3
Children's facilities				
Children's Library	3	0	3	3
Internet Surfing	3	0	3	3
Classrooms				
Multi-use space	3	1	3	3
Storytelling	3	0	3	3
Night Effect	3	3	2	3
Massing	2	1	2	3
Flexibility	3	1	2	3
Within Budget	3	3	2	1
TOTAL	38	16	35	37

Report to Council of 12th March 2009

**Subject: Appointment of an Elected Member Representative to
Clackmannanshire Sports Council**

Prepared by: Eileen McKinsley, Administration & Legal Services

1.0 Purpose

- 1.1. Councillor Mark English has submitted his resignation as the Council's representative on Clackmannanshire Sports Council.
- 1.2. This requires a Council decision on a replacement nomination.

2.0 Recommendations

- 2.1. That Council nominates an Elected Member to fill the vacancy on Clackmannanshire Sports Council

3.0 Considerations

- 3.1. Council had previously approved the nomination of Councillor English as a representative on Clackmannanshire Sports Council.
- 3.2. Due to the conflicting nature of other commitments, Councillor English has submitted a letter of resignation from the Sports Council.
- 3.3. A further nomination is required to fill the vacancy.
- 3.4. In accordance with Section 4 of the Councillors' Code of Conduct every elected member has a personal responsibility to register interests financial and otherwise. The Code advises that Councillors must now register all directorships and positions of office in public bodies, clubs, organisations and societies. Guidance notes on the registration of interests have been issued to every Clackmannanshire Councillor.
- 3.5. Elected Members nominated to external bodies may be required to undertake training on their duties on that body. This will be provided in-house and members should be prepared to attend if possible

4.0 Sustainability Implications

- 4.1. Not Applicable

5.0 Resource Implications

- 5.1. *Financial Details*

Not Applicable

5.2. *Staffing*

Not Applicable

6.0 Declarations

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

(1) **Our Priorities 2008 - 2011** (Please tick ☒)

- | | |
|--|--------------------------|
| The area has a positive image and attracts people and businesses | <input type="checkbox"/> |
| 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 | <input type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence | X |

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

Not Applicable

7.0 Equalities Impact

7.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Not Applicable

Yes ☐

No X

8.0 Legality

8.1 In adopting the recommendations contained in this report,
the Council is acting within its legal powers

Yes X

APPROVAL/SIGNATURE	DATE
Head of Service:	
Chief Executive/ Director*:	
*Delete as appropriate	

REPORT TO CLACKMANNANSHIRE COUNCIL

To: Head of Administration and Legal Services, Greenfield, Alloa FK10 2AD

Report author: Eileen McKinsley

Service: Administration & Legal Services

Report title: Appointment of an Elected Member Representative to Clackmannanshire Sports Council

Date of meeting: 12th March 2009

It is recommended that the attached report be:

1. Given unrestricted circulation ☒
2. Taken in private by virtue of paragraph ___ of schedule 7A of the Local Government (Scotland) Act 1973 ☐

List any appendices attached to this report (if there are no appendices, please state 'none')

1. None
- 2.
- 3.

List the background papers used in compiling this report . If you have completed a sustainability checklist please add this to your list (if there are no background papers please state 'none')

1. Resignation Letter from Councillor Mark English
- 2.
- 3.

Nb. All documents listed must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered

Report to Council of 12th March 2009

Subject: Clackmannan Road Car Park

Prepared by: Ruth Amos, Property Services.

1.0 Purpose

- 1.1. The Car Park at Clackmannan Road is jointly owned by The Council, Alloa Athletic Football Club with Network Rail owning a small portion of land to the north boundary. The Car Park is currently used by Alloa Athletic Football Club who have submitted a request to purchase the portion of the Car Park currently owned by Clackmannanshire Council.

2.0 Recommendations

- 2.1. It is recommend that the Council:- (a) approves the sale of its portion of the Car Park site subject to a purchase price of £10,000 (excluding VAT). (b) incorporates a claw back provision within any sale agreement such as to provide an additional capital receipt, should the site be redeveloped in the future for an alternative use and retains the area of soft landscaping land currently holding small trees and shrubs, which runs along the south boundary of the car park at Clackmannan Road.

3.0 Considerations

3.1. Background

- 3.2. The Car Park was originally owned by Alloa Football Club, however in 1975 part of the site was purchased from the Club by Central Regional Council. The area was purchased by the Council to facilitate the upgrade of Hilton Road, which runs along the west boundary of the site. This upgrade is now no longer required due to the construction of the Eastern Distributor Road. It is also unlikely that this site would be viable to provide a future access road as the Clackmannan - Alloa - Stirling Railway now runs along the north boundary of the site.

3.3. Current Status

- 3.4. Alloa Athletic Football Club have continued to use the entire site for car parking, although there is no formal agreement in place. They have expressed an interest to purchase part of the site which is currently owned by the Council, their letter is attached at **Appendix 1**.

- 3.5. The site is designated as a car park in the current Local Plan and the planning department would favour its retention. However there may be scope for redevelopment in the long term, if alternative car parking facilities could be provided along with a justified argument for the change of use at the site.
- 3.6. We have attached in **Appendix 2**, a letter detailing that Alloa Athletic Football Club intend to continue using the site as a car park facility.
- 3.7. As already mentioned the Car Park in its entirety is held under three separate Heritable Titles. A plan is attached at **Appendix 3**, illustrating the ownership boundaries of each part of the site as detailed below:
- Network Rail hold Title to a small triangular section to the north of the site totalling 0.06 hectares (0.15 acres). This area is highlighted in blue on Appendix 3.
 - Alloa Athletic Football Club hold Title to the mid section of the site, which also provides access to the site, totalling 0.33 hectares (0.81 acres). This area is highlighted in yellow on Appendix 3.
 - Clackmannanshire Council hold Title to the east section of the site totalling 0.28 hectares (0.69 acres). This area is highlighted in red on Appendix 3.
- 3.8. The Legal Department have confirmed that the Council's Title is clean and Heritable and no formal lease agreement exists between the Council or any third party for the use of the site.
- 3.9. Valuation**
- 3.10. The District Valuer has prepared an independent valuation report, as detailed below:
- Based on an Existing Use as a car park the Council's portion of the site had a Market Value of £10,000.
 - Based on future redevelopment the Council's portion of the site had a Market Value of £135,000.
- 3.11. Alloa Athletic Football Club have provisionally accepted £10,000 as a purchase price for the car park site. They have also accepted a claw back provision in relation to future development of the site. The claw back provision will be assessed on the value of the subject site at the effective date of change of use.

4.0 Sustainability Implications

- 4.1. The subject property identified for sale will be prioritised for disposal to assist in stimulating the environmental regeneration of Clackmannanshire and will reduce the Council's maintenance costs and generate capital receipts to help fund the Council's priorities.

- 4.2. Alloa Football Club currently own the majority of this site and for ease of future management it would be more effective for the site to be held under one single ownership.
- 4.3. The Council will retain a small area of land which borders the car park to protect the existing soft landscaping which runs along Clackmannan Road.
- 4.4. By disposing of the car park site the new owners can undertake upgrading works and improve the local amenity.
- 4.5. The disposal will assist the Football Club in providing a permanent location for visitors to Recreational Park and help to facilitate future investment.
- 4.6. The sale of the site will reduce the costs to the Council for the upkeep and general maintenance of the site as well as providing a capital receipt.

5.0 Resource Implications

- 5.1. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. ☒

6.0 Declarations

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

(1) Our Priorities 2008 - 2011 (Please tick ☒)

The area has a positive image and attracts people and businesses	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
The Council is effective, efficient and recognised for excellence	<input type="checkbox"/>

7.0 Equalities Impact

- 7.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

n/a

Yes ☐

No ☐

8.0 Legality

- 8.1 In adopting the recommendations contained in this report, the Council is acting within its legal powers Yes ☒

APPROVAL/SIGNATURE	DATE
Head of Service:	
Director:	

REPORT TO COUNCIL MEETING

To: Head of Administration and Legal Services, Greenfield, Alloa FK10 2AD

Report author: Ruth Amos

Service: Development and Environment

Report title: Clackmannan Road Car Park, Alloa.

Date of meeting: 12th March 2009

It is recommended that the attached report be:

1. **Given unrestricted circulation** ☒
2. **Taken in private by virtue of paragraph ___ of schedule 7A of the Local Government (Scotland) Act 1973** ☐

List any appendices attached to this report (if there are no appendices, please state 'none')

1. Letter in intent to purchase car park dated 29th June 2007
2. Letter of intent for use of the site after purchase dated 6th January 2009
3. Plan of Car Park with Title Boundaries
- 4.

List the background papers used in compiling this report . If you have completed a sustainability checklist please add this to your list (if there are no background papers please state 'none')

1. Sustainability Checklist
- 2.
- 3.
- 4.

Nb. All documents listed must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered

Appendix 1
Letter of intent to purchase car park



Alloa Football & Athletic Club Limited

Recreation Park, Alloa FK10 1RY

Telephone: 01259 722695 Fax: 01259 210886 E-mail: fcadmin@alloaathletic.co.uk

Chairman

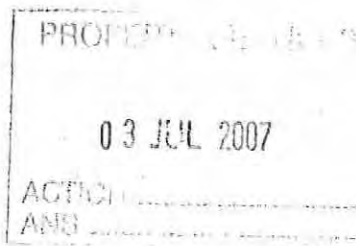
Patrick Lawlor
Home Tel: 01259 211805
Mobile: 07999 516681

Secretary

Ewen G Cameron
Home Tel No: 01259 722696
Business Tel: No: 01324 626996/ 619708

29th June 2007

FAO Jill Williamson MA (Hons) BSc MRICS,
Property Asset Management,
Clackmannanshire Council,
Development and Environmental Services,
Lime Tree House,
Alloa
FK10 1EX



Dear Ms Williamson,

Car Park – Clackmannan Road, Alloa

Thank you for your letter dated 24th May 2007 regarding the above.

I thank you for your attention to this matter and write to confirm that Alloa Football Club would like to proceed with the purchase of this ground.

Yours sincerely,

Naney McLean
pp Mike Mulraney

Directors: P. Lawlor (Chairman) R. Hopkins (Vice Chairman) E. G. Cameron (Secretary) M. Mulraney D.R. Murray, M. Ross
Registered in Scotland 10309 Registered Office Recreation Park Alloa FK10 1RY

Shirt Sponsors

Machine Tool Engineers (E.K.) Ltd.

Appendix 2
Letter of intent for use of the site after purchase



Alloa Football & Athletic Club Limited

Recreation Park, Alloa FK10 1RY

Telephone: 01259 722695 Fax: 01259 210886 E-mail: fcadmin@alloaathletic.co.uk

Chairman
Robert Hopkins

Secretary
Ewen G Cameron

6th January 2009

Mr George Adamson,
Asset Manager,
Properties and Estate Management,
Clackmannanshire Council,
Kilncraigs
Alloa
FK10 1EX

Dear Mr Adamson,

Car Park (Part) Clackmannan Road Alloa

I cannot comment on the nature of any planning consent as we have no plans at this time to be lodged for consideration. The intended use would be as a car park to service both the Club and possibly any development which takes place on the new gap site to the West of Hilton Road.

Yours sincerely,

N McLean

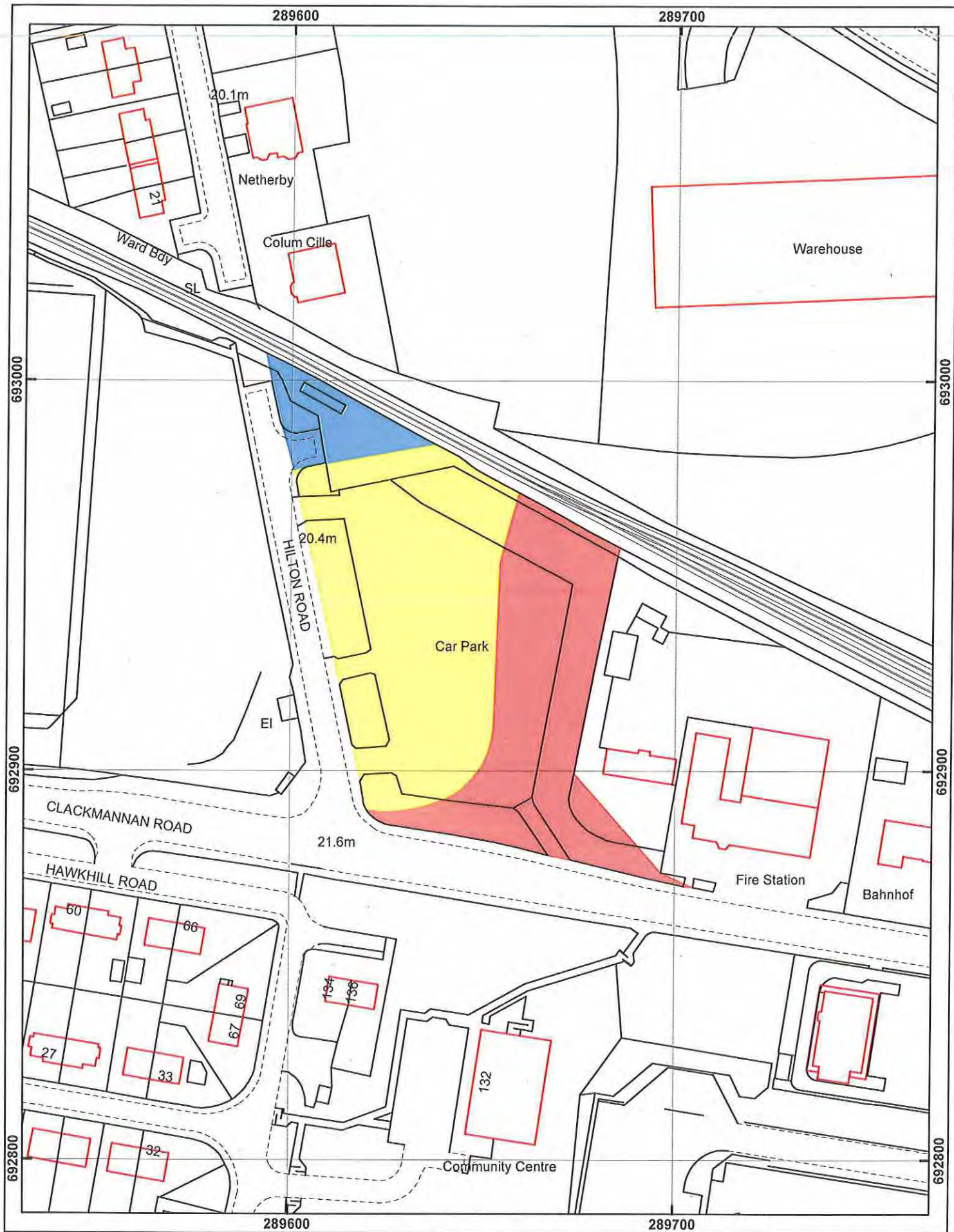
Bobby Hopkins

Directors: R. Hopkins(Chairman) E. G. Cameron (Secretary) M Mulraney (Vice Chairman) P Lawlor, D.R.Murray,M. Ross
Registered in Scotland 10309 Registered Office Recreation Park Alloa FK10 1RY

Shirt Sponsors

Machine Tool Engineers (E.K.) Ltd.

Appendix 3
Plan of Car Park with Title Boundaries



0 20 40 60 80 Metres

Scale : 1:1,250
Paper Size : A4

Date : 20 January 2009

Based upon Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office (HMSO) © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Clackmannannshire Council 100020783 (2009)



Clackmannann Road Car Park

Land Ownership

- Land Owned by Clackmannannshire Council
- Land Owned by Alloa Athletic Football Club
- Land Owned by Network Rail



CLACKMANNANSHIRE COUNCIL
Development & Environmental Services
Kilncraig
Greenside Street
Alloa
FK10 1EB

Tel: 01259 450 000 Fax: 01259 727 452
development_services@clacks.gov.uk

Report to Council of 12th March 2009

**Subject: B9140 - Collylands Roundabout to Glenochil - Road
Realignment. Request for Exception to Contract Standing Orders**

Prepared by: Mac West (Roads and Transportation Manager)

Purpose

- 1.1. This report seeks permission to draw forward funds from Project 28 in the capital programme, A91 East Stirling Street, Alva - Roundabout to access new school site, in order to complete Project 30, B9140 Realignment of Bends (Collylands to Glenochil - West).
- 1.2. The need for this draw forward is due to additional costs which have been estimated at approximately £202,000. The additional financing is required to stabilise ground conditions which are significantly worse than encountered during the pre-contract site investigation. It is anticipated that a proportion of these new costs may be offset against savings made elsewhere in the contract, but yet to be finalised.
- 1.3. Work started on the project on 12 January 2009 and considerable earthworks have already taken place, meaning that any suspension of works will mean the site remaining unprotected and the Contractor likely to seek compensation for being unable to work.
- 1.4. A decision is required to permit funds to be drawn forward in order to allow the project to proceed on programme to minimise any further additional costs.

2.0 Recommendations

- 2.1. It is recommended that permission be granted to draw forward funds in order for the project to be completed, without any significant disruption to the contract programme.

3.0 Considerations

- 3.1. Suspension of the project is likely to lead to compensation claims from the contractor and any presently non-abortive work already undertaken, having to be re-done at a later date. In addition, the contractor has a full site set up which would have to be re-established if the project's progress was suspended.

- 3.2. If the project is to be completed, the additional work required due to the ground conditions would have to take place at some stage anyway.

4.0 Sustainability Implications

- 4.1. The project is designed to improve the road network, and hence road safety, on this section of the B9140.
- 4.2. Suspending works for a significant length of time will lead to more material becoming unsuitable and this will require to be disposed of and, consequently, a larger amount of suitable fill will require to be imported for the project.

5.0 Resource Implications

5.1 Financial Details

- 5.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. ☒

5.3 Staffing

- 5.4 There are no staffing implications.

6.0 Declarations

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

(1) Our Priorities 2008 - 2011 (Please tick ☒)

- | | |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses | <input checked="" type="checkbox"/> |
| 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 checked="" 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 | <input checked="" type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence | <input checked="" type="checkbox"/> |

(2) Council Policies (Please detail)

7.0 Equalities Impact

- 7.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes ☒ No ☐

8.0 Legality

- 8.1 In adopting the recommendations contained in this report, the Council is acting within its legal powers

Yes ☒

APPROVAL/SIGNATURE	DATE
Head of Service:	
Director:	

REPORT TO COUNCIL

To: Head of Administration and Legal Services, Greenfield, Alloa FK10 2AD

Report author: Mac West (Roads & Transportation Manager)

Service: Development & Environmental

Report title: B9140 - Collyland Roundabout to Glenochil - Road Realignment. Request for Exception to Standing Orders

Date of meeting: 12th March 2009

It is recommended that the attached report be:

1. **Given unrestricted circulation** ☒
2. **Taken in private by virtue of paragraph ___ of schedule 7A of the Local Government (Scotland) Act 1973** ☐

List any appendices attached to this report (if there are no appendices, please state 'none')

1. **None**
- 2.
- 3.
- 4.

List the background papers used in compiling this report . If you have completed a sustainability checklist please add this to your list (if there are no background papers please state 'none')

- 1.
- 2.
- 3.
- 4.

Nb. All documents listed must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered

Councillor Donald Balsillie

Ward 2 Clackmannanshire North (Multi Member Ward)
Greenfield House, Alloa. FK10 2AD
Telephone: 01259 452255
Fax: 01259 452285 Legal Post: LP9, Alloa
E-Mail: dbalsillie@clacks.gov.uk

<p>THIS PAPER RELATES TO ITEM 16 ON THE AGENDA</p>

Motion to Clackmannanshire Council 12th March 2009

Clackmannanshire Council congratulates Keith Brown, the MSP for Ochil in his new appointment as Minister for Schools and Skills.

Clackmannanshire Council to invite him to the official openings of our new Secondary Schools, and to officially open one of them.

Councillor Donald Balsillie
Leader of the SNP Group

**THIS PAPER RELATES TO
ITEM 17
ON THE AGENDA**

MOTION TO CLACKMANNANSHIRE COUNCIL - 12TH MARCH 2009

The Chief Executive writes a letter signed by all elected members to SP Energy Network requesting that given the extent of inconvenience and disruption to Alloa Town Centre Traders and Businesses that they reconsider their goodwill customer service payment of £100 per business with a view to significantly enhancing this payment.

It is further moved that the Director of Development & Environmental Services meets with the Zone Leader Central Zone to seek to ensure that such an occurrence is unlikely to occur again in Alloa Town Centre and that it has a reliable supply of electricity in the future, particularly during the busy festive season. The Director of Development & Environmental Services to prepare a report to Council on the outcome of these discussions and proposed actions.

Councillor Donald Balsillie

