

---

**Report to Council**

---

**Date: 4th June 2009**

---

**Subject: Disposal of the Former Zones Leisure Centre**

---

**Report by: Head of Property Services**

---

**1.0 Purpose**

- 1.1. The purpose of this report is to advise Council of the current position regarding the disposal of the former Zones Centre, and to recommend that the property be re-advertised for sale on the open market.

**2.0 Recommendations**

- 2.1. The Council is asked to agree that the property be advertised for sale on the open market, with a report detailing offers received being submitted for the consideration of a subsequent Council meeting.
- 2.2 The Council is not bound to accept the highest or any offer and will wish to consider in terms of its powers of well-being how any offer promotes improvement of the economic, social and environmental well-being of Clackmannanshire.

**3.0 Considerations**

- 3.1. The property was previously marketed on the basis of lease or sale. It is now recommended that the property be advertised for sale on the open market.

**4.0 Sustainability Implications**

- 4.1. The disposal of the building would facilitate new investment in the property and should improve the building efficiency and energy consumption.

**5.0 Resource Implications**

- 5.1 The Council is not bound to accept the highest or any offer and will wish to consider in terms of its powers of well-being how any offer promotes improvement of the economic, social and environmental well-being of Clackmannanshire. Any sale of the building will result in a capital receipt to the Council.

## 6.0 Exempt Reports

Is this report exempt?

Yes ☐ (please detail the reasons for exemption below) No ☒

## 7.0 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 type="checkbox"/>

### (2) Council Policies

#### **The area has a positive image and attracts people and business**

By bringing the site back into use it will create employment and may attract people from out with the Council area.

#### **Our communities are safer**

Development of the site may reduce loitering and littering.

#### **The environment is protected and enhanced for all**

Development of the site will create a more attractive environment and will enhance the local amenity.

## 8.0 Equalities Impact

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

Yes ☐ No ☒

Policy Title:	n/a
Service:	Development and Environment
Team:	Property Services

<i>This policy/function will have no impact on people from any of the equality groups and an EQIA is not required</i>	
Name:	Tom Smillie
Position:	Surveyor
Title:	Surveyor
<b>AUTHORISATION</b>	
Name:	Gordon Stewart
Position:	Head of Service
Title:	Head of Property

## 9.0 Legality

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

## 10.0 Appendices

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

## 11.0 Background Papers

- 11.1 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 ☒

### Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Tom Smillie	Surveyor	01259 452550

### Approved by

NAME	DESIGNATION	SIGNATURE
Gordon Stewart	Head of Property Services	G Stewart (signed)
Garry Dallas	Director of Development & Environmental Services	G Dallas (signed)

