
Report to Clackmannanshire Council

Date of Meeting: 30 June 2011

**Subject: Vacant/Surplus Council Land and Buildings
Sales and Acquisition Strategy**

Report by: Head of Facilities Management

1.0 Purpose

- 1.1 This report indicates progress and seeks governance for proposed sales and acquisitions. Sales and acquisitions form part of the Property Asset Management Plan 2010-15 and are a fundamental part of the Council's 2010/11 General Services Capital Programme.
- 1.2 It is intended to provide this report to Council on a biannual basis to update members on progress and obtain governance on marketing of vacant/surplus property. Approval for individual sales and or acquisitions will be the subject of separate detailed future reports to Council.

2.0 Recommendations

- 2.1 Council is recommended to:
- (a) Note progress of current transactions and properties for sale in 3.4 and 3.5;
 - (b) Approve the properties to be declared surplus and the recommendations in 3.6, including all costs of sale recognising that these costs will need to be funded in advance of cashing a capital receipt;
 - (c) Approve the Head of Facilities Management to negotiate on behalf of the Council with the NHS to purchase the strategic Marshall site with a detailed report being provided at a future Council for approval of any acquisition.

3.0 Considerations

Background to Strategy

- 3.1 Clackmannanshire Council on 23 September 2010 approved the Property Asset Management Plan 2010-2015. In this context the objectives of property assets are to support the core aims of the Council. Equally, unless

there is a stated and clear objective to retain vacant/surplus land and property, it should be considered for future sale to realise value. This should be subject to the best price being achieved.

Sales Objective

- 3.2 It is the duty of Clackmannanshire Council to seek best prices in the sale of surplus assets unless achieving a lesser financial value meets other Council or Single Outcome Agreement goals. Consideration should also be given to new guidance from the Scottish Government with regard to Local Authority land disposals in relation to economic development/regeneration, health, social well-being or environmental well-being.

Current Surplus Land and Property

- 3.3 Currently there are a number of buildings/land that have been marketed but due to the economic climate sales have not concluded or have fallen through. This report aims to pull together previous transactions, decisions and potential opportunities to agree a strategy and work plan over the medium term to maximise value for these assets.

Current Transactions

- 3.4 Current transactions are currently progressing as follows:

Property Reference	Location	Confirmation
ALV224	(Part Of) Car Park, Glentana Mill	Council approval received on 4th November 2010 to progress with the sale to Mrs Tilly's Confectionary for the purposes of constructing a production facility to encompass a visitor centre, cafe and shop. (Note: Mrs Tilly's Confectionery now reviewing an alternative location subject to a site survey).
ALL059 & ALL060	Library and Shop, Drysdale Street, Alloa	Property has been approved by the Council on the 23rd September 2010 to be sold pending the development of the Speirs Centre and relocation of the library service. Anticipated completion of missives in September/October 2011.
COA302	Coalsnaughton Playing Field (Part Of)	Council approval received 31st May 2007. Land forms part of a proposed access route to a potential residential development scheme for Hazledean (Coalsnaughton) Ltd. Site in process of being sold subject to conditional missives. (Note: Site unrelated to property reference DEV330)

Property Reference	Location	Confirmation
DEV330	Land at Crankie Brae, Park Street, Coalsnaughton	<p>Site approved for sale by Council on 13th March 2008.</p> <p>Land forms part of an area being sold to Hazledene (Coalsnaughton) Ltd and is subject to conclusion of missives.</p> <p>(Note: Unrelated to property reference COA302).</p>
TUL708	Land at Ditch Farm, Tullibody and Keilarsbrae, Sauchie	<p>Council approval received 2nd June 2011.</p> <p>Excambion arrangement whereby 15 acres of land will be exchanged with the landowner for 1.96 acres of land at Keilarsbrae, Sauchie.</p> <p>6.3 acres of land will be transferred to secure the bypass land from an agreement made in 2004.</p> <p>An additional area of 8.8 acres of land will be sold to the same landowner for the sum of £16,800.</p> <p>All items are subject to the conclusion of missives.</p>

Current Properties for Sale

- 3.5 The following properties are in the process of being marketed/bids considered:

Property Reference	Location	Confirmation
TIL637	Ground at Alexandra Street, Devonside	<p>Council approval to sell received 16/08/2007.</p> <p>Site currently being marketed for sale. Recommendation to progress with marketing material.</p>
ALL052	Former Alloa Academy, Claremont, Alloa	<p>Council approval to sell received 16/08/2007.</p> <p>Bids received and reported to Council 19/06/2008 however preferred bidder subsequently pulled out.</p> <p>A new revised bid is currently under consideration.</p>
ALV210	Former Alva Academy, Queen Street, Alva	<p>Council approval to sell received 16/08/2007.</p> <p>Bids received and reported to Council 19/06/2008 however preferred bidder subsequently pulled out.</p> <p>Site identified for possible residential development and to be marketed for sale accordingly.</p> <p>Site may be incorporated with ALV236 further to confirmation that the swimming pool building can be declared as surplus to Council requirements.</p>

Property Reference	Location	Confirmation
TUL707	Development Site, Alloa Road, Tullibody	Council approval to sell received 16/08/2007. Original bidder accepted however subsequently pulled out. Marketing material currently being prepared for sale.
SAU517	Land at former Scout Hall, Main Street/Holton Square, Sauchie	Council approval to sell received 23/09/2010. Site declared as surplus to requirements and has been subsequently demolished. Potential exists for a small social housing development. Site to be marketed for sale.
ALL102/5	19 Mar Street, Alloa	Council approval to sell received 23/09/2010. Property declared as surplus to requirements and consultation required with current tenants to discuss alternative premises. Property to be marketed for sale.
SAU537	Former Fairfield School, Pompee Road, Sauchie	Declared surplus to requirements 16/08/2007. Property not currently advertised. Housing Services intimated that the property may be suitable for adaptation to serve social housing requirements. Housing Services to confirm suitability.

Properties to be Declared Surplus

3.6 The following properties should be declared surplus with associated actions:

Property Reference	Location	Recommendation
ALL095 & ALL096	15 Mar Street, Alloa	Property currently vacant. Declare surplus to requirement and place on market for sale.
ALL099	15A Mar Street, Alloa	Declare surplus to Council requirements. Potential to incumbent community business (ACE Ltd).
ALV236	Swimming Pool, Queen Street, Alva	Declare surplus to requirements; merge site with ALV210 (above), demolish existing building at an estimated cost of £100,000 and market extended site for sale. Refer to Appendix 2 for Supplementary Information.

Property Reference	Location	Recommendation
ALL090	6 Marshall (Marcelle House), Alloa	Declare surplus to requirements. Retain vacant / short term leases for purposes of site assembly of complete Marshall site. Please refer to "3.7 Recommended Site Assembly" below.
ALL100	Store at 16 Mar Street, Alloa	Declare surplus to requirements and recommend sale on open market.
ALL005 & ALL008	8-10 District Court & IT Suites, 14 Bank Street, Alloa	Declare properties surplus to Council requirements and proceed with marketing and sale on open market.
ALL148	Public Convenience, Shillinghill/Maple Court, Alloa	Declare surplus to council requirements, demolish existing building at an estimated cost of £20,000 and market site for sale.
TIL626	Public Convenience, Murray Square, Tillicoultry	Declare surplus to council requirements. Board up and sale on open market.
TUL712	Public Convenience, Main Street, Tullibody	Declare surplus to council requirements. Board up and sale on open market.

Recommended Site Assembly

- 3.7 The purchase of the following piece of land is recommended:

Location	Recommendation
Land at Marshall, Alloa	This piece of land has been offered for sale to Clackmannanshire Council by the NHS. Due to the strategic location and adjacency of key Council buildings (Alloa Town Hall) it is recommended that this area of land be acquired for future strategic development / land banking purposes.

Prevailing Market and Economic Conditions

- 3.8 The overriding economic conditions have had a depressing effect on the property market which has suffered a marked decline from a high in 2007 and 2008.
- 3.9 The demand for property is at an extreme low and accordingly values and associated capital receipts will be much reduced.

- 3.10 However, the Council has debt and pays interest on the debt and selling vacant property for development will both reduce debt and stimulate local economic activity.

Sales Strategy and Funding

- 3.11 It is proposed that advertising activity is linked to the type, scale and classification of the properties to be marketed. This will reflect the likelihood of potential receipts and timescale attaching to individual cases.
- 3.12 In general it is planned that larger scale residential development sites will be advertised extensively in anticipation of interest from National Housebuilders while smaller less valuable properties can be dealt with at a local level. Sites which exhibit commercial potential will be promoted with that potential. Decisions on which strategy adopted will be made by the Head of Facilities Management.
- 3.13 Normally ancillary costs of sale, such as temporary boarding/security costs/demolitions, will be offset against expected capital receipts. However, this paper also highlights the requirement for demolition costs of £120,000 to progress some of these sales. This expenditure will avoid ongoing revenue costs associated with these properties and is an appropriate 'spend to save' expense. In the autumn a report will be brought forward to Council reviewing and re-appraising the capital programme to re-align future capital investment in accordance with the key corporate priorities of the Council. That review will also build in to the programme an allowance to cover demolitions associated with any future asset sales.

Vacant Property

- 3.14 If the Council vacates a building there remains a duty to maintain the property to ensure it does not become unsafe. A vacated building will likely always be the subject of increased vandalism and there are significant costs in securing a building for what often is a considerable amount of time until a purchaser is found and plans for redevelopment are made.
- 3.15 It is the recommendation of Facilities Management that if the building is unlikely to be used as part of a purchase (ie it would be demolished by the purchaser), specific recommendations are made to the Council. These are included in 3.6.

Sustainability Implications

- 3.16 In adhering to the objectives of the Property Asset Management Plan and the accompanying sales and marketing strategy the Council will effect a reduction in costs of overall property while generating capital receipts to contribute towards agreed Council priorities and services.
- 3.17 The carbon footprint of the Council will be reduced if there is a reduction in operational property.
- 3.18 The future development of sites and properties will enable sterile land to be brought into productive use while benefitting job creation and environmental improvement.

4.0 Resource Implications

4.1. Financial Details

- 4.2. The full financial implications of the recommendations are not set out in the report. Anticipated values for land have been excluded from this public report but will be reported in subsequent detailed site by site reports

Yes ☐ No ☒

- 4.3. Finance have been consulted and have agreed the financial implications as set out in the report.

- 4.4. Legal have been consulted and have agreed the legal implications as set out in the report.

4.5. Staffing

The current team is resourced to bring forward this strategy using external resources as necessary to support distinct marketing strategies.

5.0 Exempt Reports

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

No

6.0 Declarations

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

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

People are better skilled, trained and ready for learning and employment ☒

Our communities are safer

☐

Vulnerable people and families are supported

☐

Substance misuse and its effects are reduced

☐

Health is improving and health inequalities are reducing

☐

The environment is protected and enhanced for all ☒

The Council is effective, efficient and recognised for excellence ☒

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

Property Asset Management Plan 2010-2015

2011/12 General Services Capital Plan

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

9.0 Appendices

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

Appendix I - Property Information Sheets

Appendix 2 - Alva Swimming Pool Complex - Current Position

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)


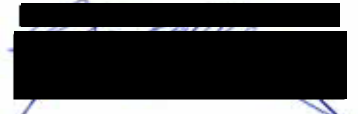
Yes ☒ (please list the documents below) No

Local Development Plan December 2009

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Eileen Turnbull	FM Services Manager	452460

Approved by

NAME	DESIGNATION	SIGNATURE
Stephen Crawford	Head of Facilities Management	
Garry Dallas	Director of Services to Communities	

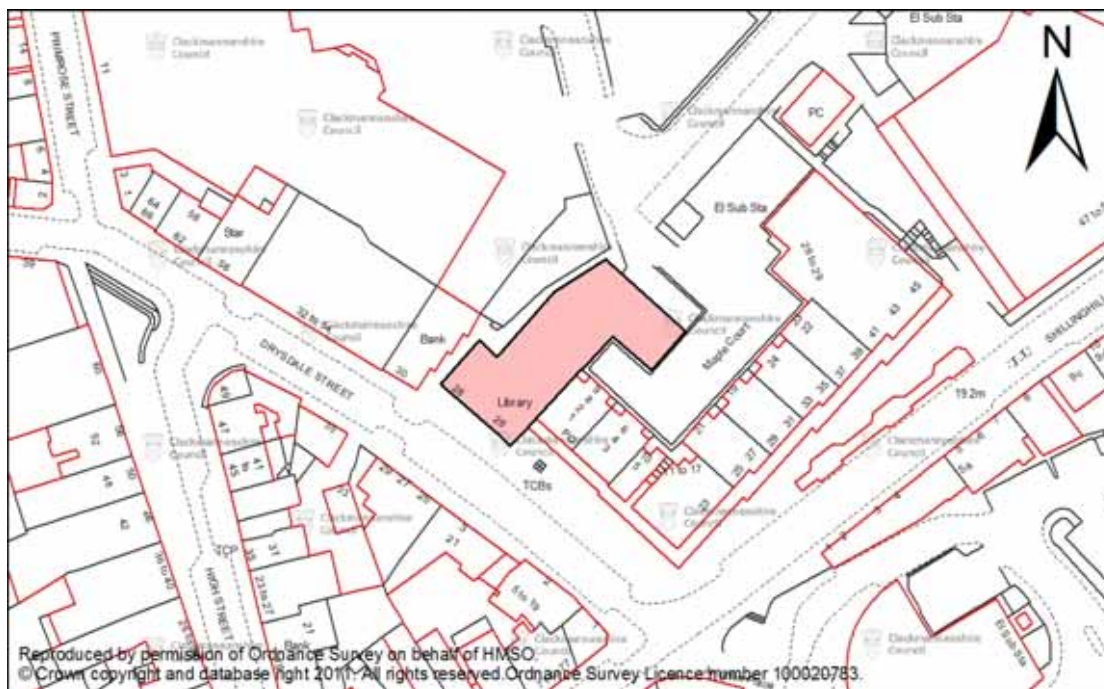
Current Transactions

ALV224 (Part Of) Car Park Area, Glentana Mill



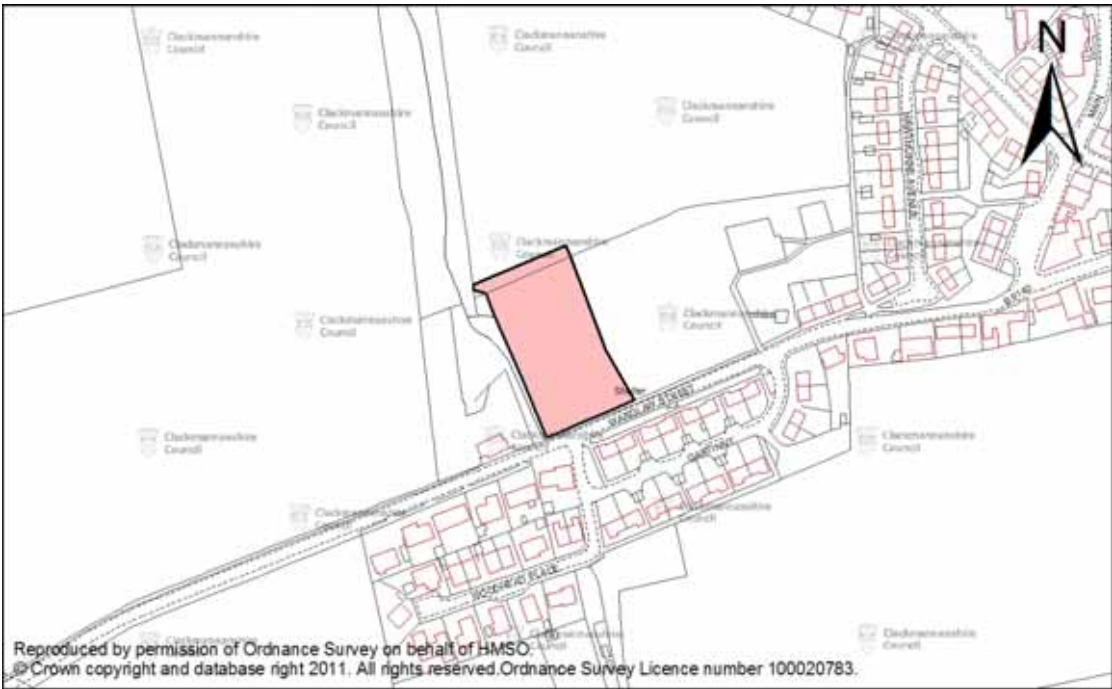
Site Description	The site is situated to the North of the former Mill Trail Visitor Centre comprising of a public car parking and landscaped areas. It also incorporates the former boating shed, now disused. The site is irregular in shape and is adjacent to the Johnstone Park.
Site Area	0.267 Hectares (2,670 sq m).

Current Transactions

ALL059 & ALL060 Library & Shop, Drysdale Street, Alloa

Site Description	<p>This two storey property is currently utilised as a library service. A small area has been sectioned off to create a cash room/rent office.</p> <p>The property is located within the town centre of Alloa.</p>
Site Area	<p>The entire building extends to a Gross Internal Area of 942.2 sq m.</p>

COA302 Coalsnaughton Playing Field (Part Of)



Site Description	The site currently forms part of the Coalsnaughton playing fields.
Site Area	0.51 Hectares (5,067 sq m).

Current Transactions

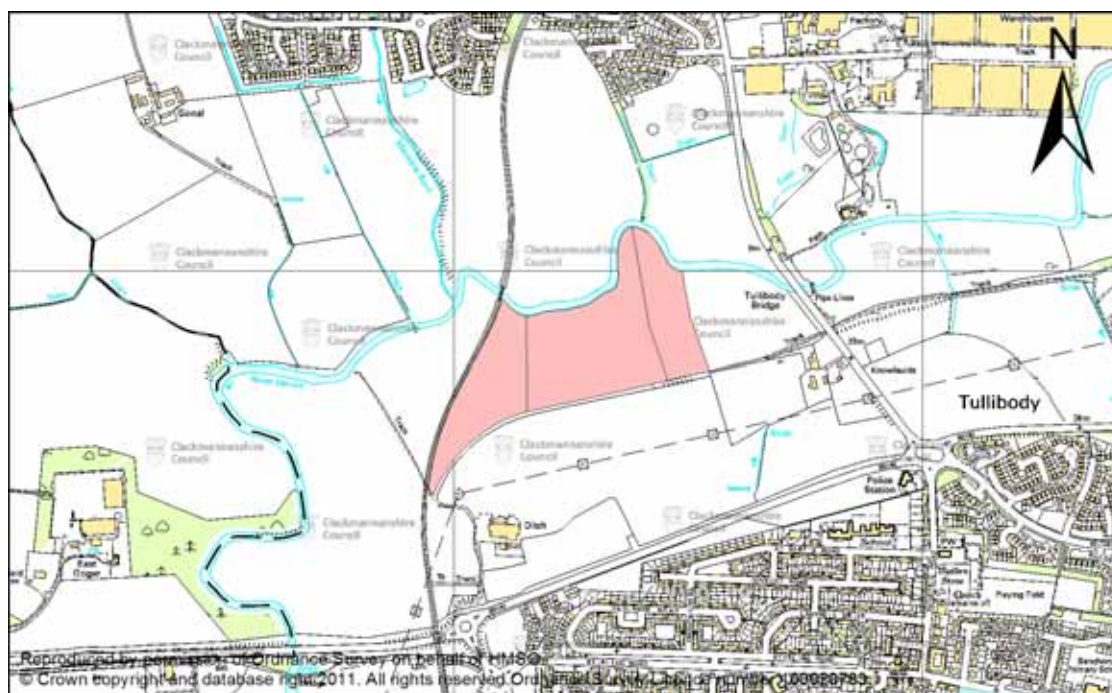
DEV330 Land at Crankie Brae, Park Street, Coalsnaughton.

Site Description	The subjects comprise a north sloping area of rough grazing land. Evidence of underground mines. Site investigations indicates the presence of shallow abandoned mine workings, this presents a major constraint to development and requires extensive ground stabilisation.
Site Area	1.39 Hectares (13,996 sq m).

Current Properties For Sale

TUL708

Land at Ditch Farm, Tullibody and Keilarsbrae, Sauchie



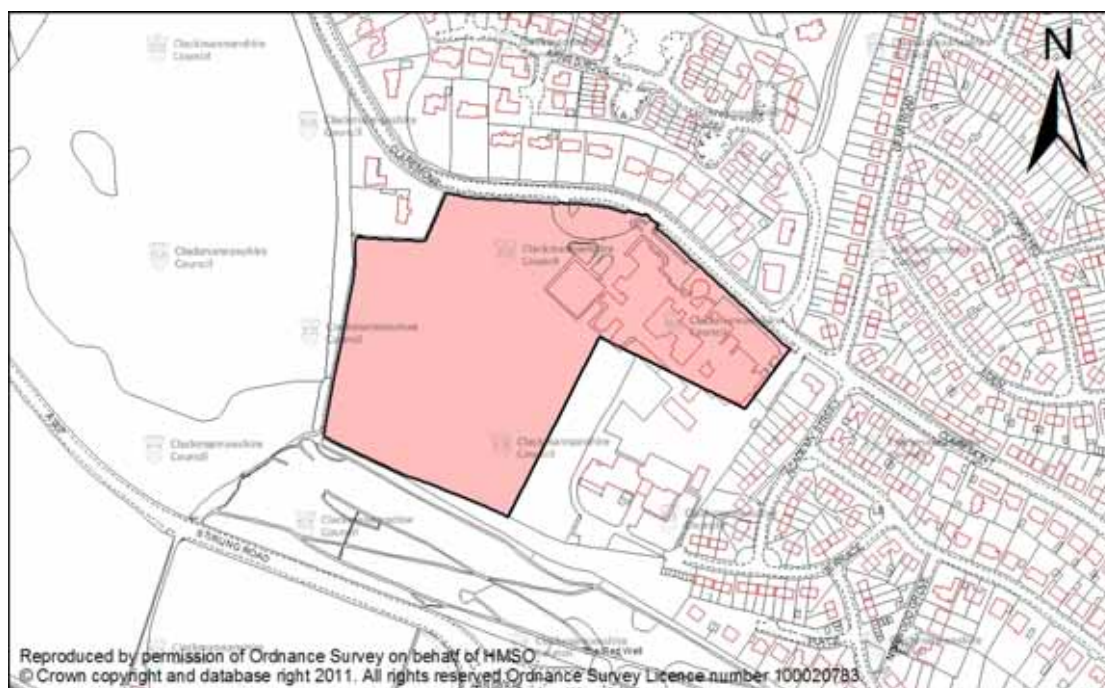
Site Description	Land currently forms part of a Short Limited Duration Tenancy agreement to a private farmer. The land is relatively flat and is bound by the river to the North, disused track to the South and former railway line to the West. The field to the East is in private ownership.
Site Area	12.18 Hectares (301,000sq m).

TIL637 Ground at Alexandra Street, Devonside



Site Description	<p>The site is turfed with an access road running through the northern section.</p> <p>The site is currently open space with a small derelict brick building with a pitched roof to the south west boundary.</p> <p>The surrounding use is predominantly residential with Sterling Mills Retail Outlet Village located within short walking distance.</p>
Site Area	0.48 Hectares (4,848 sq m).

Current Properties for Sale

ALL052 Former Alloa Academy, Claremont, Alloa

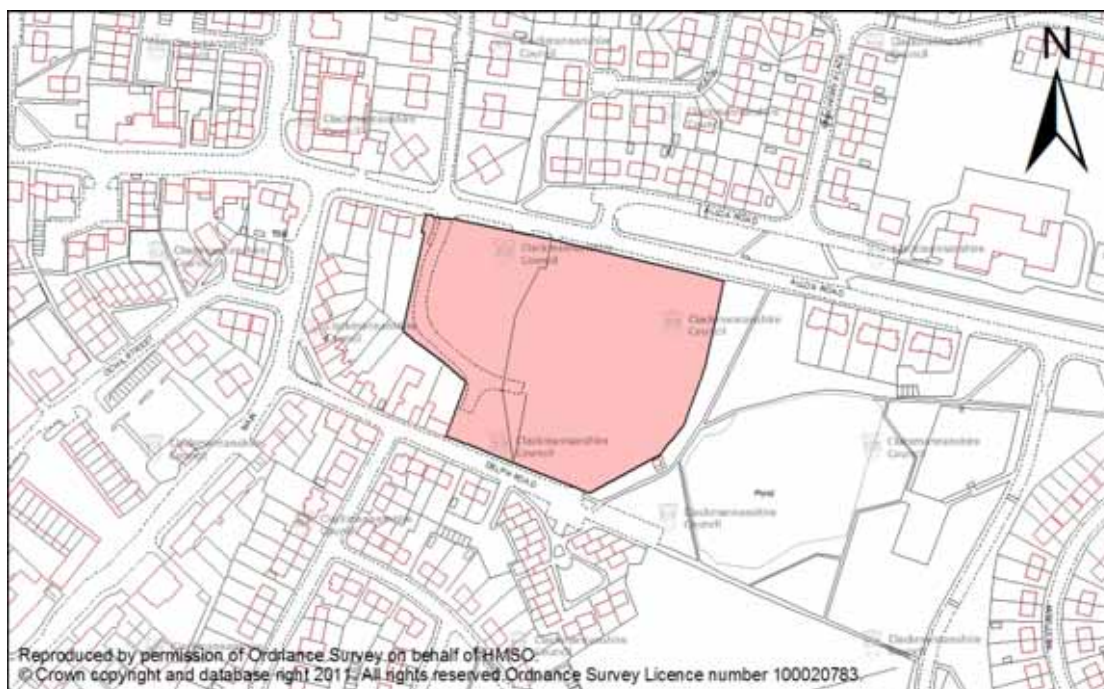
Site Description	The former Alloa Academy has now been demolished and provides a large site suitable for future development.
Site Area	4.25 Hectares (42,500 sq m).

Current Properties for Sale

ALV210 Former Alva Academy, Queen Street, Alva



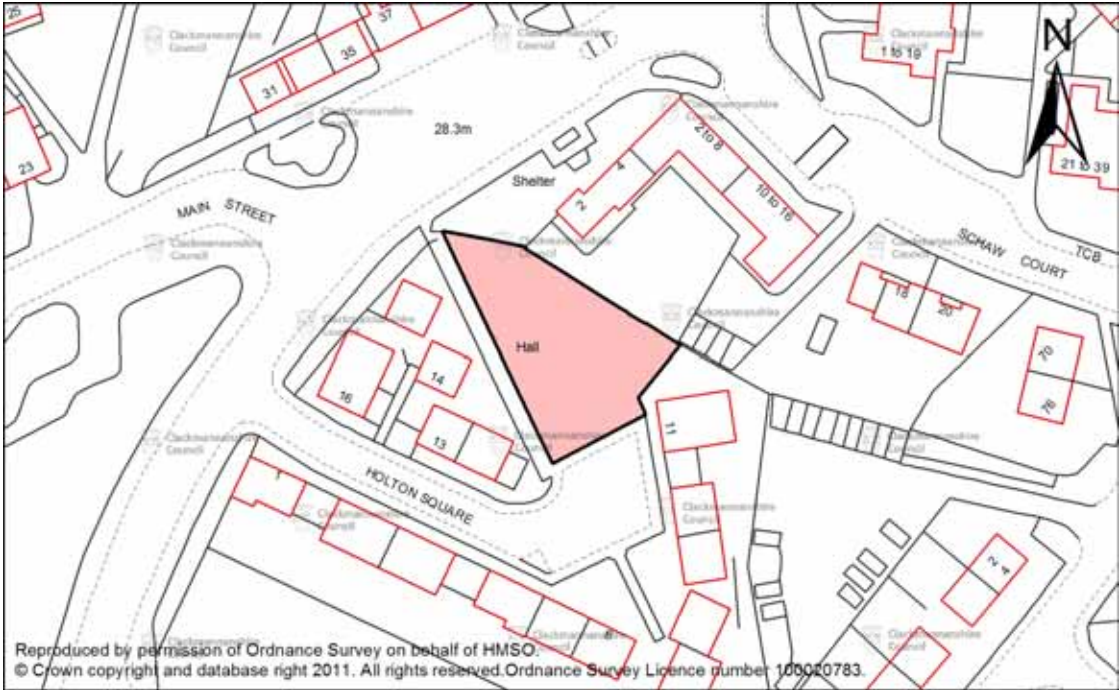
Site Description	The site comprises land forming part of the former Alva Academy which has now been demolished and the adjoining playing fields. The site is surrounded by predominantly residential properties and adjoins Johnstone Park.
Site Area	1.89 Hectares(18,900 sq m).

Current Properties for Sale**TUL707 Development Site, Alloa Road, Tullibody**

Site Description	The site is situated on the south side of Alloa Road in a mixed residential and recreational area. The land is level and comprises a cleared brownfield site suitable for development.
Site Area	1.48 Hectares (14,800 sq m).

Current Properties for Sale

SAU517 Land at former Scout Hall, Main Street/Holton Square, Sauchie



Site Description	The former Sauchie Scout Hall has now been demolished and the remaining site is located on the east side of Sauchie Main Street. It should also be noted that the land is situated within a predominantly residential area.
Site Area	0.08 Hectares (821 sq m).

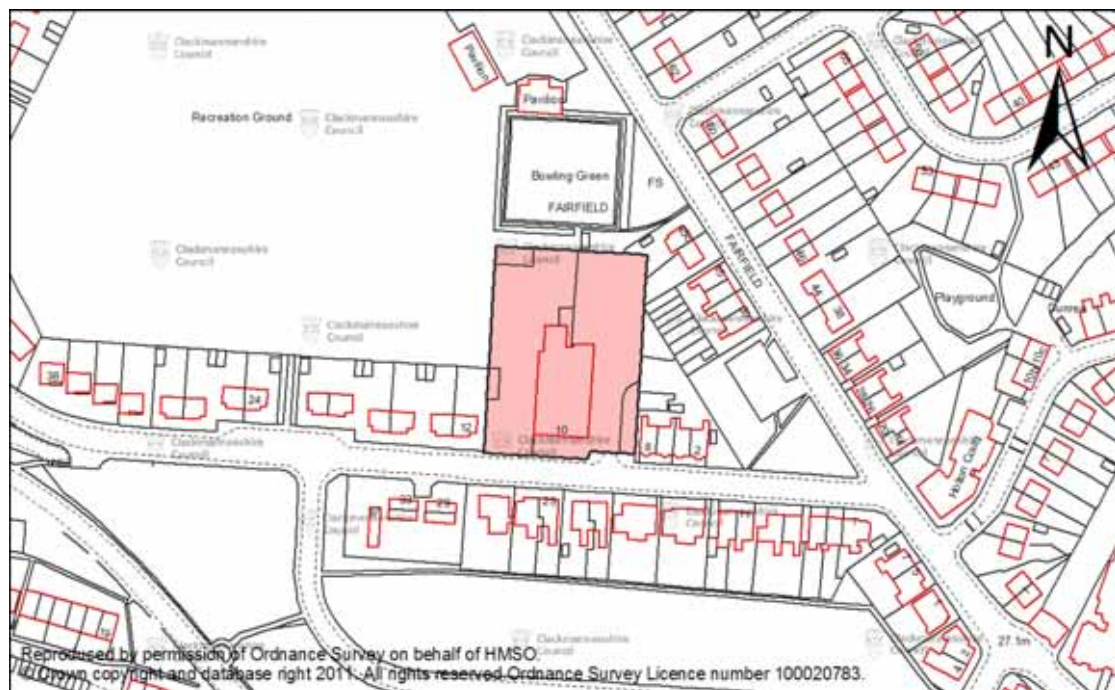
Current Properties for Sale

ALL102/5 19 Mar Street, Alloa

Site Description	Two storey building located within Alloa Town Centre. The property is surrounded by several different uses however is currently utilised as offices.
Site Area	Net Internal Area of property equates to 121 sq m (1,305 sq ft).

Current Properties for Sale

SAU537 Fairfield School, Pompee Road, Sauchie



Site Description	<p>Fairfield School was built in 1905 with an extension added in the 1950's equating to an external area of 439 sq m.</p> <p>The overall site is reasonably small and rectangular in shape with the remaining area providing suitable car parking space.</p>
Site Area	<p>0.405 Hectares (4,050 sq m).</p>

Properties to be Declared Surplus

ALL095/96 15 Mar Street, Alloa

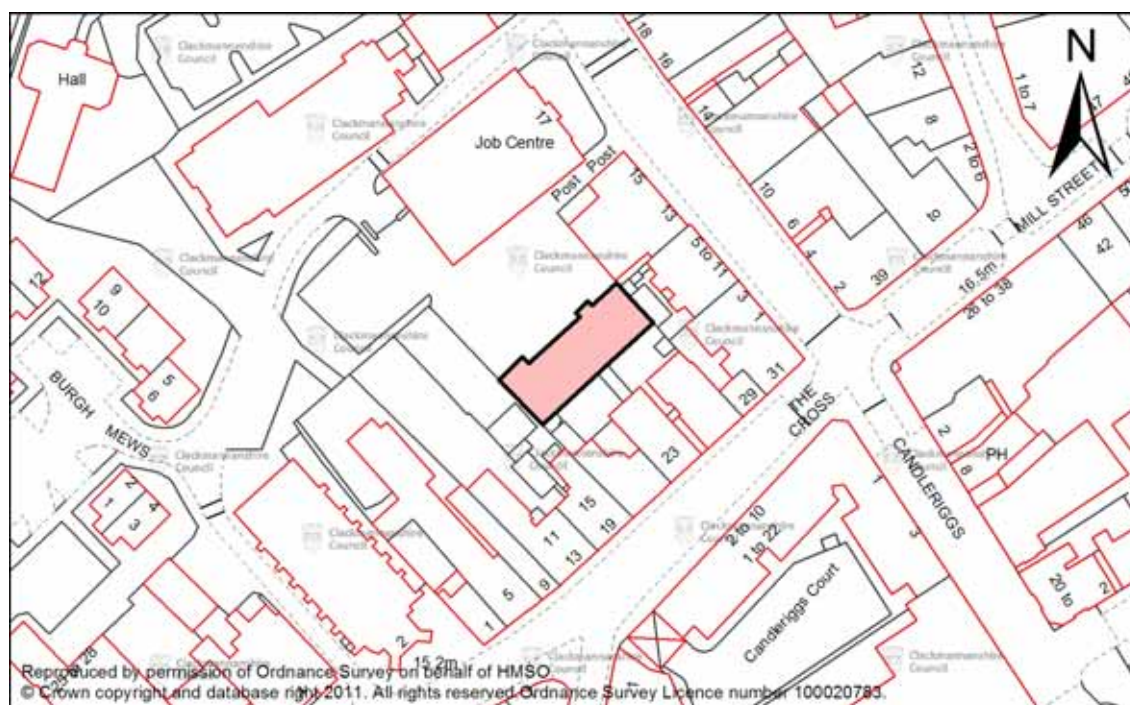


Site Description	<p>The property comprises a 3 storey end terrace block which is located in Alloa town centre.</p> <p>The surrounding uses include retail, leisure, office and residential.</p>
Site Area	483 sq m / 5,198.97 sq ft.

Properties to be declared surplus

ALL099

15A Mar Street, Alloa



Site Description	<p>Stone built 3 storey warehouse located within Alloa town centre. A service yard to the front of the property provides easy vehicular/pedestrian access.</p> <p>The property is currently leased to Alloa Community Enterprise Ltd.</p>
Site Area	Gross Internal Area 649 sq m.

Properties to be declared surplus

ALV236 Swimming Pool, Queen Street, Alva



Site Description	Part of the former Alva Academy site currently comprises a leisure facility adjacent to the Johnstone Park.
Site Area	2.308 Hectares (23,080 sq m).

Properties to be Declared Surplus

ALL090 6 Marshill, Alloa



Site Description	The property comprises a part 1 storey and part 2 storey detached block with basement accommodation.
Site Area	Gross Internal Area 552.3 sq m.

Properties to be Declared Surplus

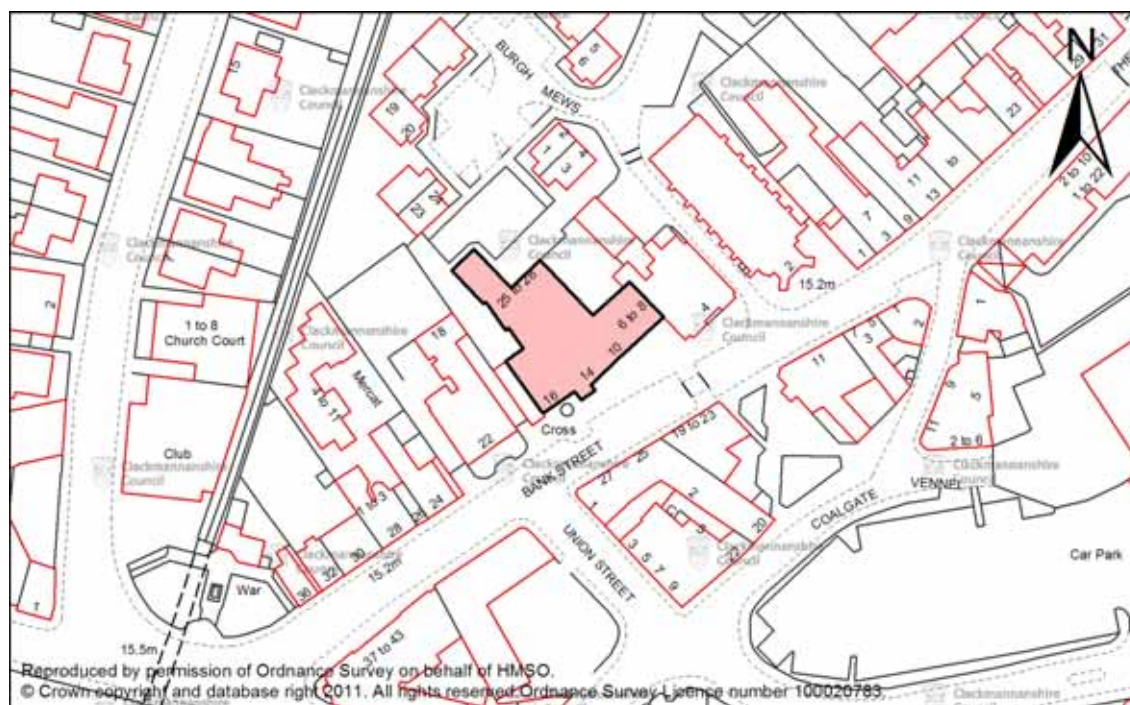
ALL100 Store at 16 Mar Street, Alloa



Site Description	Ground and first floor property set back from the main building frontage. Located within Alloa town centre, the property is currently occupied as an archive store.
Site Area	Net Internal Area 383.37 sq m.

Properties to be Declared Surplus

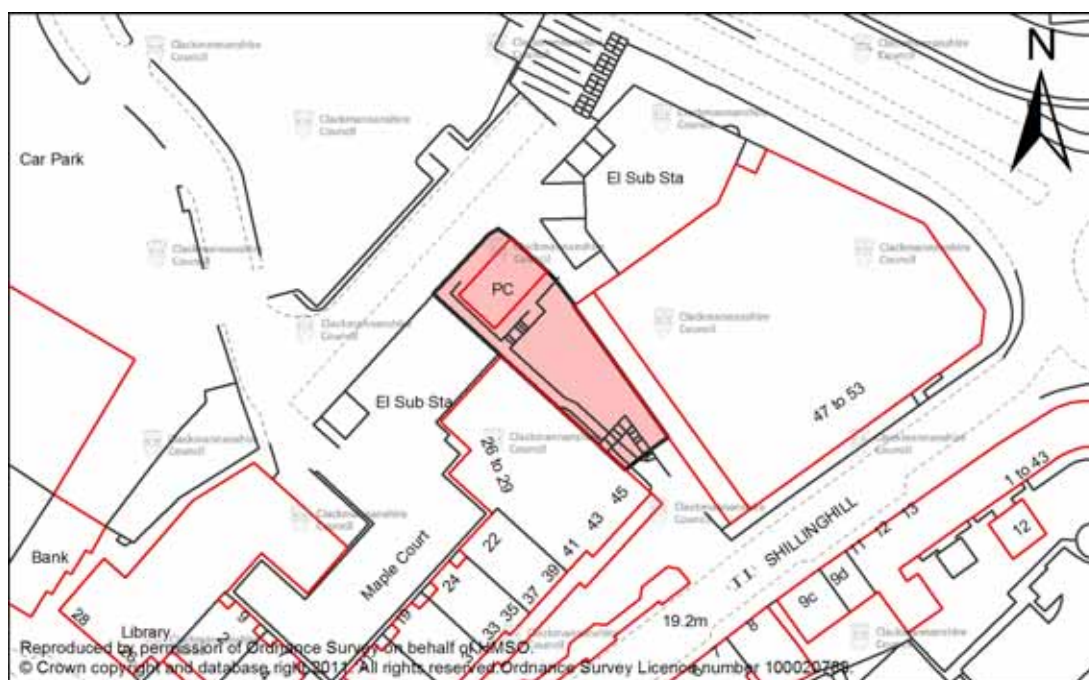
ALL005 & ALL008 8-10 Bank Street, District Court / IT Suite and 14 Bank Street, Alloa



<p>Site Description</p>	<p>The property is a traditional townhouse office accommodation which comprises the former district court and IT training suite as well as offices.</p> <p>The property is situated on the north west side of Bank Street located within Alloa Town Centre, a mixed use area.</p>
<p>Site Area</p>	<p>(Offices, 8 -10 Bank Street, Alloa) Net Internal Area 158.5 sq m / 1,706 sq ft.</p> <p>(District Court / IT Suite and 14 Bank Street) Net Internal Area 151 sq m / 1,626 sq ft.</p>

Properties to be Declared Surplus

ALL148 Shillinghill/Maple Court Public Convenience



Site Description	<p>The property is a stand alone single storey unit within the town centre of Alloa. The property is within a short walking distance of Alloa railway station and the main bus terminus.</p> <p>The site is located next to an area of public open space which may be incorporated within a possible development opportunity.</p>
Site Area	<p>The property has a Net Internal Area of 98.3 sq m (1,058.56 sq ft). The public open space extends to 304.59 sq m.</p>

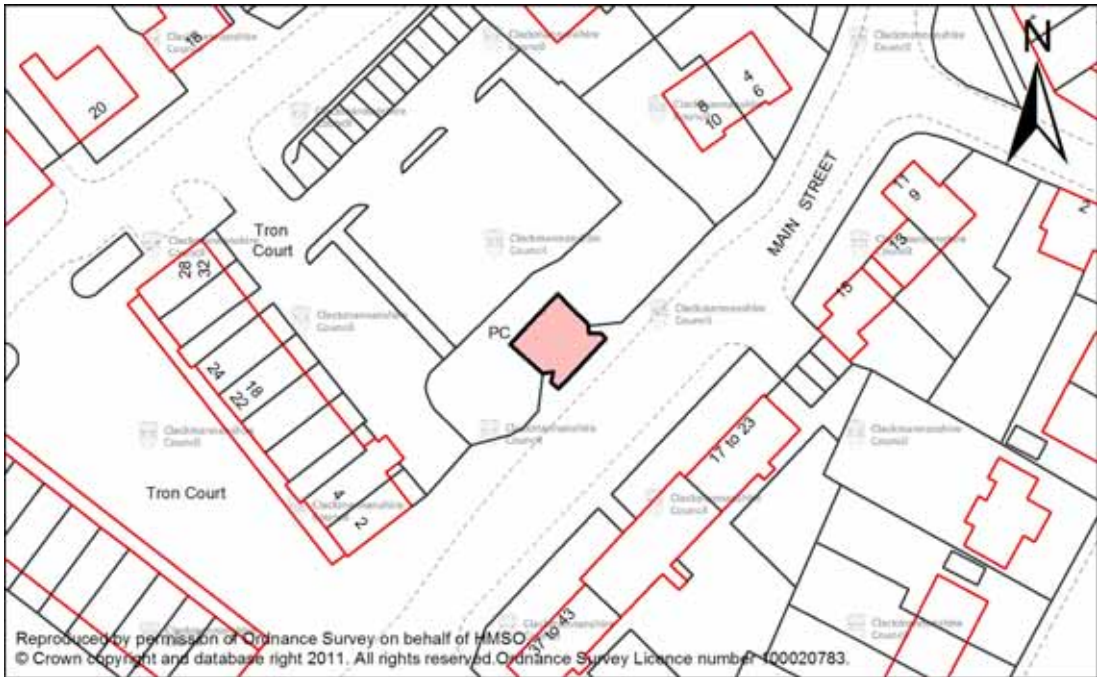
Properties to be Declared Surplus

TIL626 Public Convenience, Murray Square, Tillicoultry

Site Description	<p>The single storey property is located along the busy A91 next to the main bus terminus. Car/bus parking is also available.</p> <p>The property is located next to an area of public open space which is also owned by Clackmannanshire Council which may be incorporated into a larger site.</p> <p>The site is also within close proximity to Sterling Mills Outlet Shopping Village.</p>
Site Area	<p>The property has an approximate Net Internal Area of 70 sq m (753 sq ft). The public open space on either side of the property equates to 1,306.3 sq m.</p>

Properties to be Declared Surplus

TUL712 Public Convenience, Main Street, Tullibody



Site Description	Single storey property located within close proximity to Tron Court shopping precinct. Parking bays are located directly outside the property and parking to the rear is also available however this is mainly utilised by the nearby residential properties.
Site Area	The property has a Net Internal Area of 92 sq m (990sq ft).

Recommendations for Acquisition

ALL090-92 Marshall



Site Description	Further to the health centre being demolished, a section of the site is now utilised for car parking. The site is located within Alloa Town Centre and is adjacent to the Town Hall.
Site Area	Approximately 1.51 Acres (6,122.17 sq m).

Date of Meeting: June 2011

Subject: Alva Swimming Pool Complex - Current Position

1.0 Introduction

- 1.1 This note is prepared at the year end 2010/11 of Alva Swimming Pool Complex, updating previous usage and costs that have informed 2011/12 budget decisions.
- 1.2 Additionally costs and usage are presented on a like for like basis for comparison with Alloa Leisure Bowl.
- 1.3 Over recent months a 'Save Alva Swimming Pool' Group has come forward with concerns about the pool closure. Their proposals are summarised.

2.0 Alva Swimming Pool Complex

2010/11 Usage

- 2.1 In 2010/11 total usage at the Alva Pool complex was 31,558. This was split usage 22,804 wet side and 8,754 dry side.

2010/11 Revenue Costs

- 2.2 The revenue costs (or subsidy) for 2010/11 was £259,422.
- 2.3 There was previously planned options for an entire refurbishment and remodelling of the facility totalling between £2.6 and £4.6m. There was various grant funding applied for in the past when the larger projects were being considered (Sports Scotland etc) but no review of available funding for redevelopment has been made since the Council decision to close the facility. Full refurbishment/remodelling costs would add further annual borrowing and repayment charges to the current revenue costs.

3.0 Comparator: 2011/12 - Alloa Leisure Bowl

2010/11 usage:

- 3.1 In 2010/11 total usage at the Alloa Leisure Bowl was 115,297 wet side and 200,035 dry side.

2010/11 Revenue Costs:

- 3.2 The Alloa Leisure Bowl is operated under contract by WASP Leisure, after a tender competition concluded and approved by Council in 2009. The annual running cost (or subsidy) for 2010/11 is approximately £433,656, subject to agreement of final audited accounts.

4.0 Summary

- 4.1 Comparison of Facilities/Subsidy based on 2010/11 final costs:

- 1) Gross revenue subsidy:

Alva Pool Complex	- £259,422
Alloa Leisure Bowl	- £433,656

- 2) Gross revenue subsidy per user:

Alva Pool Complex	- £8.22 per user
Alloa Leisure Bowl	- £1.37 per user

5.0 Alternative accommodation for users and redeployment

- 5.1 The main users of the swimming pool are Alloa Swimming Club and Sports Development. The council decision in February 2011 was based on alternative swimming time being available in other pools but possibly not at the identical times. Currently the main users are likely to be accommodated at Tulliallan and other users at the Alloa Leisure Bowl.
- 5.2 Alongside other service changes, in an attempt to accommodate staff and redeployment opportunities, a closing date of the end of June is at present planned. This coincides with a historic lower use of facility in July/August. It is intended that a decision on the future of the building will be presented to Council in June 2011.

6.0 Save Alva Swimming Pool Group

- 6.1 A community group has come forward with Councillor Balsillie to present proposals for maintaining and redeveloping the facility. Their plans have ambitious income generation targets of over 150% of current levels whilst at the same time reducing opening hours by 50%. Given the competition of facilities such as the Alloa Leisure Bowl and the Peak in Stirling this business plan is considered optimistic. This would also likely be at the expense of other Council facilities.
- 6.2 The Group considered that a capital refurbishment could be funded by grants but equally there would still require significant match funding to obtain this grant funding. This was not explored in detail.
- 6.3 A Community Trust is proposed by the Group with the Council continuing to pay a subsidy. On 2 June 2011 an initiative by the Scottish Government to support community ownership and management of sports facilities was announced but this will not address the significant revenue and capital subsidy required at Alva.

- 6.4 A petition presented to Council on 2 June 2011 by the Group appealed to the Clackmannanshire Council to retain the complex with the petition signed by 4,824 people.

7.0 Programme

- 7.1 The swimming pool is scheduled to close on 1 July 2011.

8.0 Summary

- 8.1 There is little change to the financial costs or customer usage that supported the proposal in the February 2011 Council budget to close the facility. The users have in the majority of cases are being able to be relocated in alternative accommodation. A decision on the future of the building requires to be made when the building is closed to minimise operating costs and risks of vandalism.

CLACKMANNANSHIRE COUNCIL

Report to Clackmannanshire Council

Date of Meeting: 27 June 2013

**Subject: Vacant/Surplus Council Land and Buildings
Sales Strategy**

Report by: Head of Facilities Management

1.0 Purpose

- 1.1 This report follows the previous report of the 30th June 2011. It provides an overview of progress and seeks approval for proposed sales and site clearance. These form part of the Property Asset Management Plan 2010-15 and are a fundamental part of the Council's General Services Capital Programme.
- 1.2 This report updates members and seeks authorisation to market vacant/surplus property as appropriate. Approval for individual sales and or acquisitions which exceed the delegated limits of the director of Services to Communities will be the subject of separate detailed future reports to Council. Sales of small parcels of land (such as garden ground) within the scheme of delegation will continue to be implemented where resources permit.

2.0 Recommendations

- 2.1 Council is recommended to:
- (a) approve the content of this report and authorise the Head of Facilities Management to progress with marketing and approve the disposal of identified properties as paragraph 3.6; and
 - (b) approves the sum of £320,000 for the site clearance, preparation and demolition for the former Tillicoultry Community Centre, Claremont Primary School (once vacated) and former Fairfield school, funded from additional budget from reserves.

3.0 Considerations

Background to Strategy

- 3.1 On 23 September 2010, the Council approved the Property Asset Management Plan 2010-2015. In this context the objectives of property assets are to support the core aims of the Council. Equally, unless there is a stated and clear objective to retain vacant/surplus land and property, it should be considered for future sale to realise value. This should be subject to the best price being achieved.

Sales Objective

- 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, in particular where such disposals would result in improvements to economic development/regeneration, health, social well-being or environmental well-being.

Current Surplus Land and Property

- 3.3 Currently there are a number of buildings/land that have been marketed but due to the economic climate sales have not concluded or have fallen through. This report updates previous transactions, decisions and potential opportunities to agree a strategy and work plan over the medium term to maximise value for these assets.

Previous Transactions

- 3.4 An update on the previous transactions approved on 30 June 2011 are as follows:

Property Reference	Location	Agreed - Council 30 June 2011	Progress
ALV224	(Part Of) Car Park, Glentana Mill	Council approval received on 4th November 2010 to progress with the sale to Mrs Tilly's Confectionary for the purposes of constructing a production facility to encompass a visitor centre, cafe and shop.	Suspended following withdrawal of interest
ALL059 & ALL060	Library and Shop, Drysdale Street, Alloa	Property has been approved by the Council on the 23rd September 2010 to be sold pending the development of the Speirs Centre and	Sale completed to McDonald & Morson for conversion to dental surgery

		relocation of the library service.	
TUL708	Land at Ditch Farm, Tullibody and Keilarsbrae, Sauchie	Council approval received 2nd June 2011. Excambion arrangement whereby 15 acres of land will be exchanged with the landowner for 1.96 acres of land at Keilarsbrae, Sauchie for a new bypass	Excambion completed
ALL052	Former Alloa Academy, Claremont, Alloa	Council approval to sell received 16/08/2007.	Sale completed to Bellway Homes
ALL148	Public Convenience, Shillinghill/Maple Court, Alloa	Declared surplus to council requirements, demolish existing building at an estimated cost of £20,000 and market site for sale.	Property retained as operational - Council February 2012
TIL626	Public Convenience, Murray Square, Tillicoultry	Declare surplus to council requirements. Board up and sale on open market.	Sale completed
TUL712	Public Convenience, Main Street, Tullibody	Declare surplus to council requirements. Board up and sale on open market.	Sale completed
ALV236	Swimming Pool, Queen Street, Alva	Declared surplus to requirements November 2011	Sale completed to Ochil Leisure Enterprises for retention as a community leisure facility
ALL212	Land at Marshall, Alloa	This piece of land has been offered for sale to Clackmannanshire Council by the NHS. Due to the strategic location and adjacency of key Council buildings (Alloa Town Hall) it is recommended that this area of land be acquired for future strategic development / land banking purposes.	Transaction completed. Former health centre demolished and site transformed into temporary car park.
TIL624	Tillicoultry Family Centre	Declared Surplus to requirements - Tillicoultry Property Asset Plan Report: 30 June 2011	Following public consultation building refurbished to create new "Ben Cleuch" Centre. Opened November 2012.

TIL617	Tillicoultry Library	Declared Surplus to requirements- Tillicoultry Property Asset Plan Report: 30 June 2011	Library relocated to Ben Cleuch Centre. Property to be retained and converted to create social housing Tenders currently issued for procurement.
FIS403	Former Equestrian Centre and land at Fishcross	Declared Surplus to requirements. Council approved disposal to SSPCA for Scottish Wild Life Rescue Centre	Sale completed. Centre fully operational.

Current Properties for Sale

- 3.5 The following properties are in the process of being marketed/bids considered:

Property Reference	Location	30th June 2011 Position	Progress
TIL637	Ground at Alexandra Street, Devonside	Council approval to sell received 16/08/2007. Site currently being marketed for sale. Recommendation to progress with marketing.	Currently on the market.
ALV210	Former Alva Academy, Queen Street, Alva	Site identified for residential development on the open market.	Part of the site approved for sale to Tigh Grian, for 48 Social Houses, as outlined in the Council paper on 17 May 2013 Remainder of the site to be subject to further consideration.
TUL707	Development Site, Alloa Road, Tullibody	Council approval to sell received 16/08/2007. Original bidder accepted however subsequently withdrew.	Capital Stimulus Initiative, Council approval March 2012, Tendered September 2012 bids received currently being evaluated.
SAU517	Land at former Scout Hall, Main Street/Holton Square, Sauchie	Council approval to sell received 23/09/2010. Property declared as surplus to requirements and the building has been subsequently demolished. Site to be marketed for sale.	Currently on the market.

DEV330	Land at Crankie Brae, Park Street, Coalsnaughton	Site approved for sale by Council on 13th March 2008. Land forms part of an area being sold to Hazledene (Coalsnaughton) Ltd and is subject to conclusion of missives.	Developer has failed to comply with terms and conditions of the missives due to the depressed state of the private residential market. Unlikely to proceed in the medium term. Unlikely to proceed in the medium term
ALL103 & ALL105	19 Mar Street, Alloa	Council approval to sell received 23/09/2010. Property declared as surplus to requirements and consultation required with current tenants to discuss alternative premises. Property to be marketed for sale.	Offer received for sale possession in August 2013.
COA302	Coalsnaughton Playing Field (Part Of)	Council approval received 31st May 2007. Land forms part of a proposed access route to a potential residential development scheme for Hazledean (Coalsnaughton) Ltd. Site in process of being sold subject to conditional missives.	Developer has failed to comply with terms and conditions of the missives due to the depressed state of the private residential market. Unlikely to proceed in the medium term.
SAU537	Former Fairfield School, Pompee Road, Sauchie	Declared surplus to requirements 16/08/2007.	Marketed for second time in 2012 and low offer received but rejected as below market value. Proposed to use site for social housing as part of 2013 SHIP. Approval sought to clear site and demolish.
ALL005 & ALL008	8-10 District Court & IT Suites, 14 Bank Street, Alloa	Declared properties surplus to Council requirements and proceed with marketing and sale on open market.	Marketing delayed, using as decant accommodation for Speirs. Alternative use feasibility study ongoing.
ALL095 & ALL096	15 Mar Street, Alloa	Property currently vacant. Declared surplus to requirement.	Remaining as temporary museum archive store until Speirs Centre is completed

ALL099	15A Mar Street, Alloa	Declared surplus to Council requirements.	Development potential being investigated
ALL090	6 Marshall (Marcelle House), Alloa	Declare surplus to requirements. Retain vacant / short term leases for purposes of site assembly of complete Marshall site.	Not currently marketed. Short term lease concluded to provide decant accommodation for Maker's Village artists during refurbishment of their accommodation.
ALL100	Store at 16 Mar Street, Alloa	Declared surplus to requirements.	Remaining in temporary use until Speirs Centre is completed thereafter marketing will commence.
TIL624	Tillicoultry Community Centre		Closed and declared surplus to requirements December 2011 Capital Stimulus Initiative, Council approval March 2012, Tendered September 2012 bids received currently being evaluated. Approval sought to clear site and demolish.
ALL128	Greenfield House	As part of the office rationalisation programme and transfer to Kilncraigs the Council's Headquarters at Greenfield has been declared surplus and is to be disposed of.	Marketing material and due diligence underway. Advertising and mail shots to follow
ALL112	Limetree House	As part of the office rationalisation programme and transfer to Kilncraigs the office at Lime Tree House has been declared surplus and is to be disposed of.	Marketing material and due diligence underway. Advertising and mail shots to follow

Properties to be Declared Surplus

- 3.6 The following properties should also be declared surplus with associated actions:

Property Reference	Location	Recommendation	Comment
ALL092	Marshall House	To be declared surplus to requirements. Retain vacant / short term leases for purposes of site assembly of complete Marshall site.	Existing occupiers being accommodated in Speirs and other Alloa properties.
ALL154	Claremont Primary School	Existing school to be demolished and declared surplus to requirements in conjunction with the completion of the new Redwell Primary.	Continue in operation until vacated. Approval sought to clear site and demolish. Marketing to commence in 2013.
FIS412	Fields 4 & 5 Fishcross	To be declared surplus and marketed.	To be sold - possibly consider auction sale dependent on open market outcome.
ALL078	St Johns Primary School Grange road Alloa	To be declared surplus in conjunction with the completion of the new Redwell Primary	Continue in operation until vacated. Current feasibility study ongoing.
MEN457	Glenochil Nursery	Property to be declared surplus and sold after desired use being agreed in Local Plan process.	Nursery not operational. Social Services using small part of site.
	Janitor's House Park Primary School	Property to be declared surplus and transferred to the HRA.	House currently occupied by janitor proposal to move to formal tenancy agreement.
TUL708	Ditch Farm - steading	To be declared surplus and marketed.	Subject to existing lease - expires August 2013.
TUL709	Ditch Farm - farmland	To be declared surplus	Subject to existing lease - expires November 2016.

Prevailing Market and Economic Conditions

- 3.7 The overriding economic conditions have had a depressing effect on the property market which has suffered a marked decline from a high in 2007. There are some signs that the market for the purchase of development sites within Clackmannanshire have improved since the last report.
- 3.8 The implementation of empty rates charges on vacant property will increase costs to the Council, therefore active consideration should be given to the demolition of surplus buildings where the retention of the building by any potential purchaser would be unlikely.

Vacant Buildings

- 3.9 The report recommends that the former Fairfield School, Tillicoultry Community Centre, and Claremont Primary School are all demolished to minimise ongoing revenue costs and to ensure the safety and security of these areas. The sites are considered surplus to any service's requirements and the properties are not considered now, or in the case of Claremont in the future, to have a use. If the Council vacates a building there remains a duty to maintain the property to ensure it does not become unsafe. A vacated building will be the subject of possibility of increased vandalism and there are significant costs in securing a building until a purchaser is found and plans for redevelopment are made. Normally ancillary costs of sale, such as temporary boarding/security costs/demolitions, will be offset against expected capital receipts. This report highlights the requirement for demolition costs to progress some of these sales. This expenditure will avoid ongoing revenue costs with these properties. The revenue cost has been increased due to the implementation of empty rates on vacant surplus buildings. This expenditure will be recovered when the property is sold and at the same time reduces the revenue expenditure as highlighted above.
- 3.10 As approved in the previous Council Report, 30th June 2011, it is the recommendation of Facilities Management that if the building is unlikely to be used as part of a purchase (i.e. it would be demolished by the purchaser), specific recommendations are made to the Council for the building to be demolished and an allocated budget provision made for such a course of action.

Sustainability Implications

- 3.11 In adhering to the objectives of the Property Asset Management Plan and the accompanying sales and marketing strategy the Council will effect a reduction in costs of overall property while generating capital receipts to contribute towards agreed Council priorities and services.
- 3.12 The carbon footprint of the Council will be reduced if there is a reduction in operational property.
- 3.13 The future development of sites and properties will enable sterile land to be brought into productive use while benefitting job creation and environmental improvement.

4.0 Resource Implications

4.1. Financial Details

- 4.2. The full financial implications of the recommendations are not set out in the report. Anticipated values for land have been excluded from this public report.

Yes ☒ No ☐

4.3. Finance have been consulted and have agreed the financial implications as set out in the report.

4.4. Legal have been consulted and have agreed the legal implications as set out in the report.

4.5. *Staffing*

The current team is resourced to bring forward this strategy using external resources as necessary to support distinct marketing strategies.

5.0 Exempt Reports

5.1. Is this report exempt? Yes ☐ (please detail the reasons for exemption below)
No ☒

6.0 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	<input checked="" type="checkbox"/>
Our communities are more cohesive and inclusive	<input checked="" type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input checked="" 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 checked="" type="checkbox"/>

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

Property Asset Management Plan 2010-2015

2013/14 General Services Capital Plan

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

Yes ☒

9.0 Appendices

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

Appendix I - Indicative Property Information Sheets

10.0 Background Papers

- 10.1 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

Vacant/Surplus Council Land and Buildings Sales and Acquisition
Strategy - 30 June 2011

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Eileen Turnbull	FM Services Manager	452460

Approved by

NAME	DESIGNATION	SIGNATURE
Stephen Crawford	Head of Facilities Management	Signed: S Crawford
Garry Dallas	Director of Services to Communities	Signed: G Dallas

APPENDIX 1

Current Properties For Sale

TIL637 Ground at Alexandra Street, Devonside

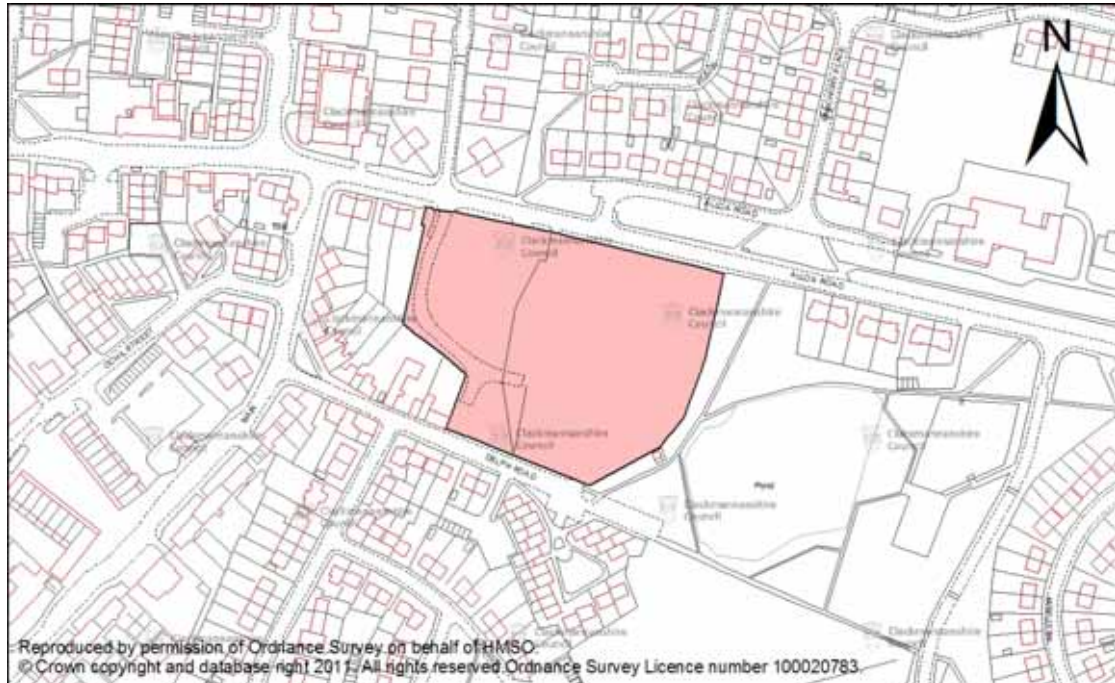


ALV210 Former Alva Academy, Queen Street, Alva

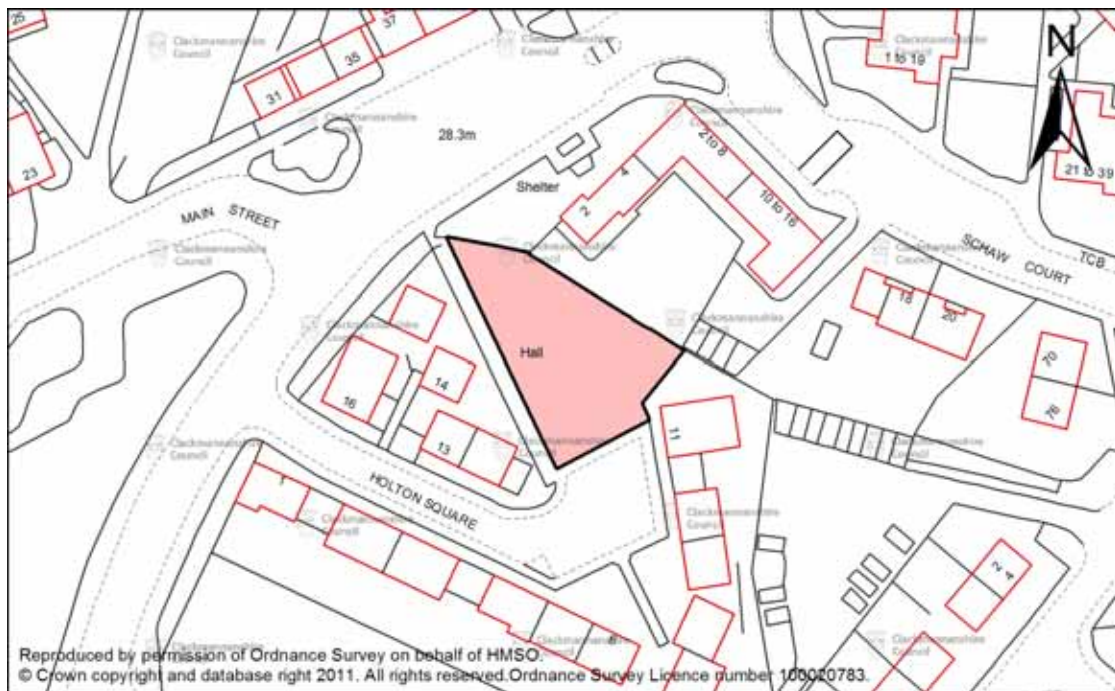


Current Properties for Sale

TUL707 Development Site, Alloa Road, Tullibody



SAU517 Land at former Scout Hall, Main Street/Holton Square, Sauchie

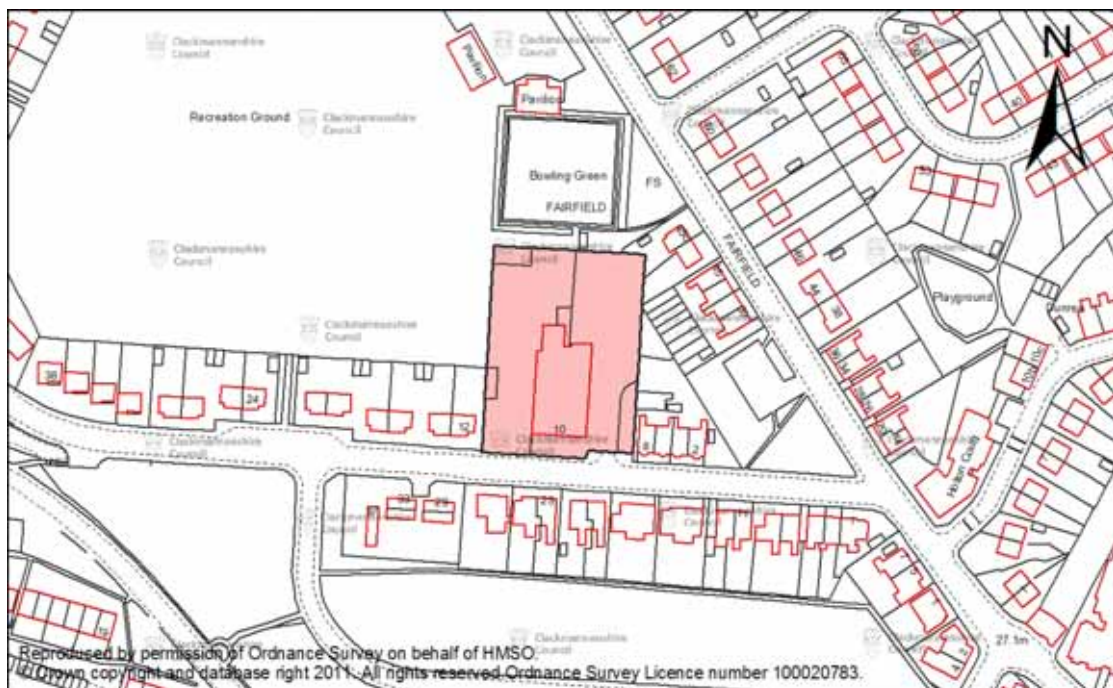


Current Properties for Sale

ALL102/5 19 Mar Street, Alloa

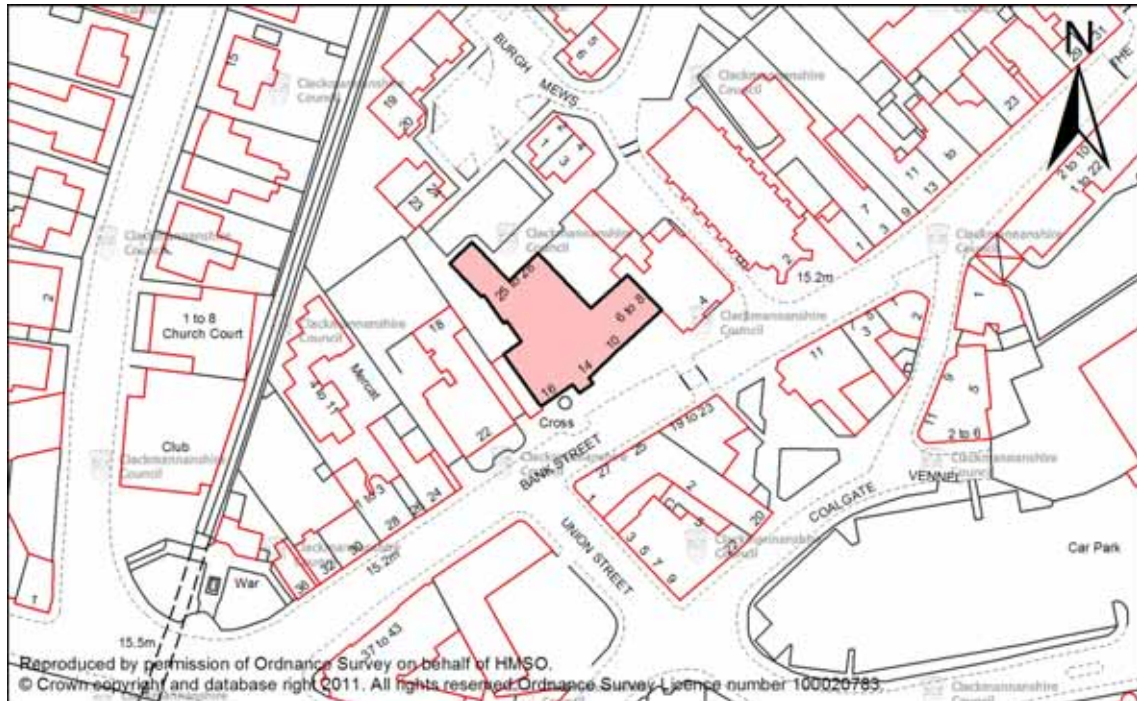


SAU537 Fairfield School, Pompee Road, Sauchie

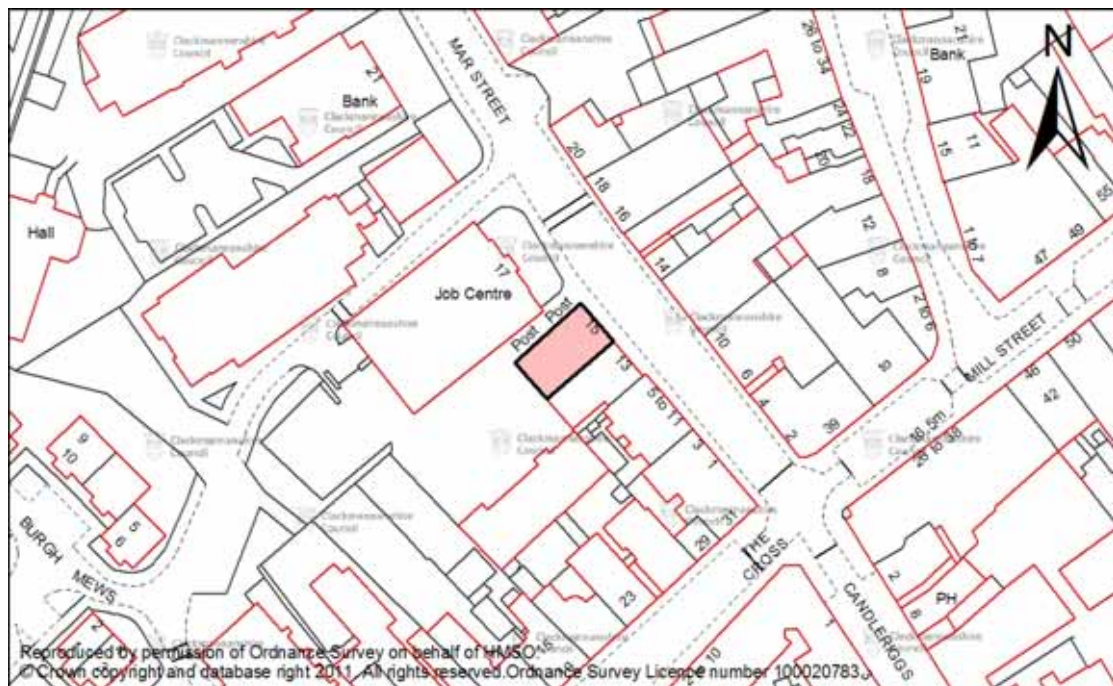


Current Properties for Sale

**ALL005 & ALL008 8-10 Bank Street, District Court / IT Suite and
14 Bank Street, Alloa**



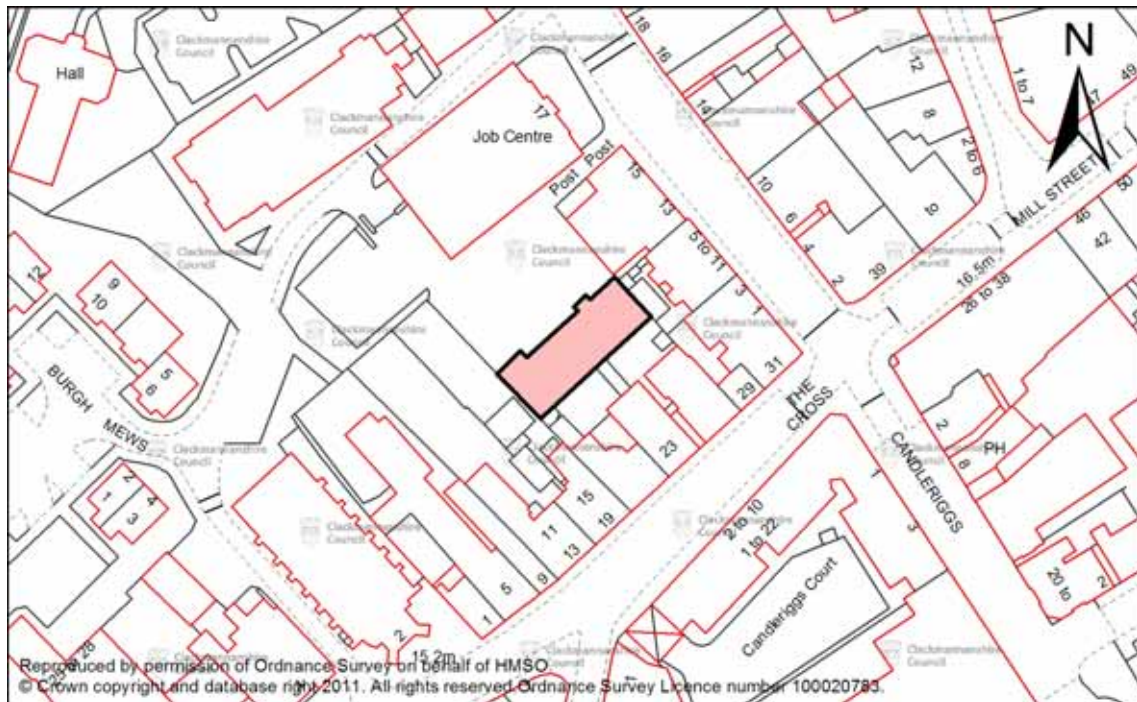
ALL095/96 15 Mar Street, Alloa



Current Properties for Sale

ALL099

15A Mar Street, Alloa

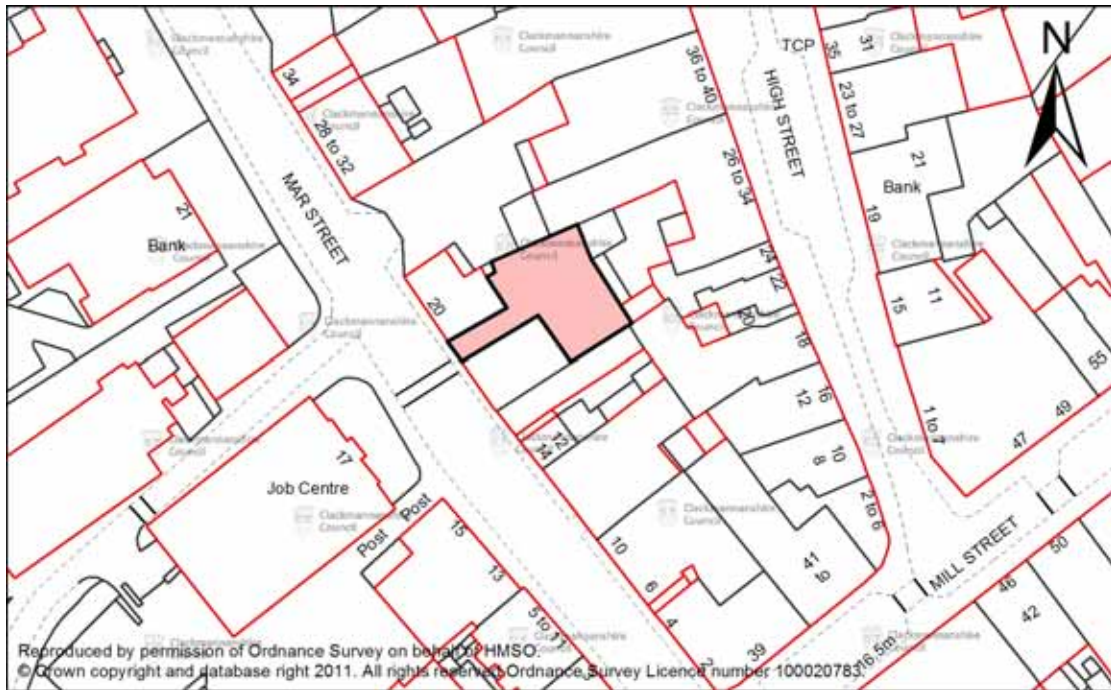


ALL090 6 Marshill, Alloa



Current Properties for Sale

ALL100 **Store at 16 Mar Street, Alloa**



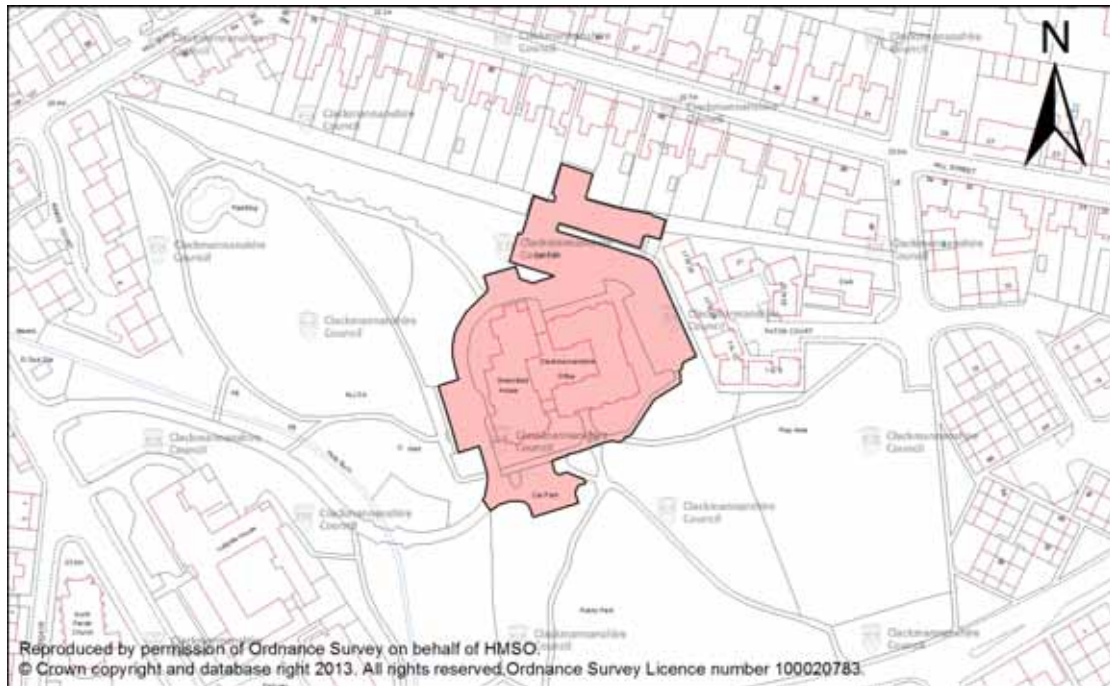
Current Properties for Sale

TIL624 **Tillicoultry Community Centre, Institution Place, Tillicoultry**



Current Properties for Sale

ALL128 Greenfield House, Tullibody Road, Alloa



ALL112 Lime Tree House, Castle Street, Alloa



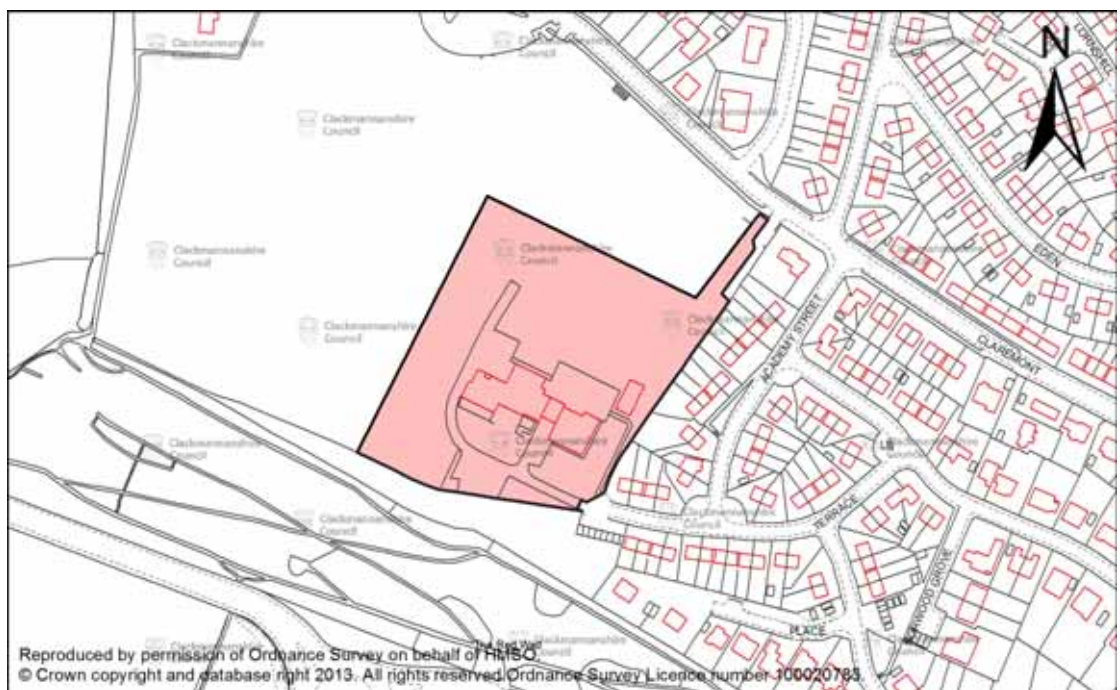
Properties to be Declared Surplus

ALL092 Marshall House, Marshall, Alloa

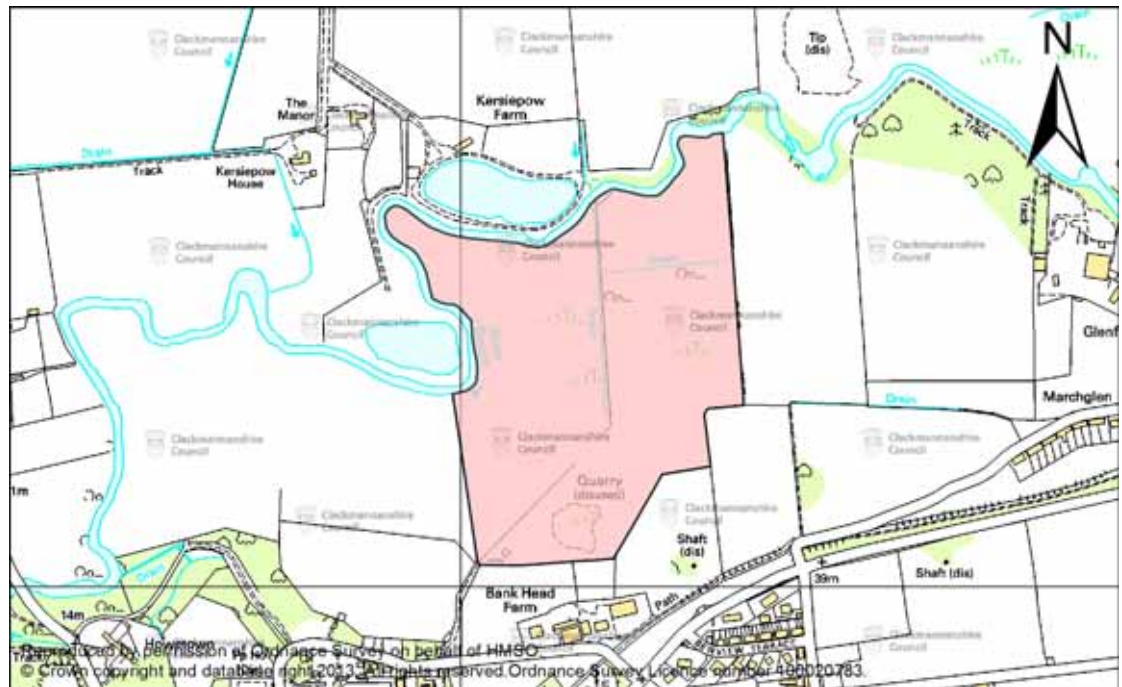


Properties to be Declared Surplus

ALL154 Claremont Primary School, Carse Terrace, Alloa



FIS412 Field 4 & 5 Fishcross



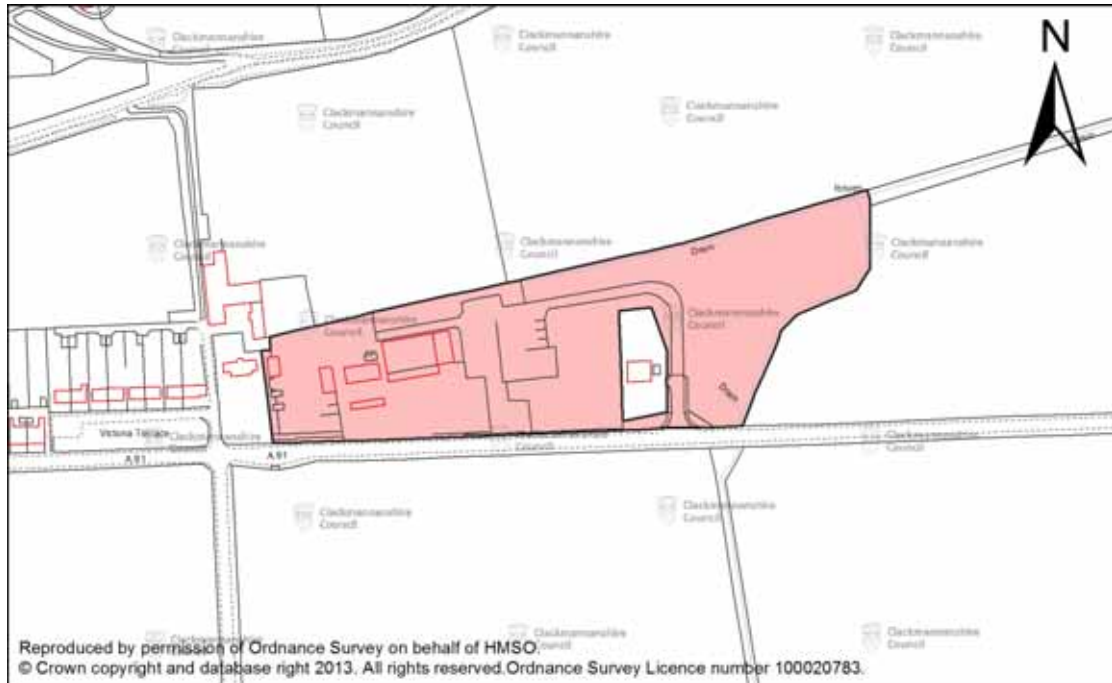
Properties to be Declared Surplus

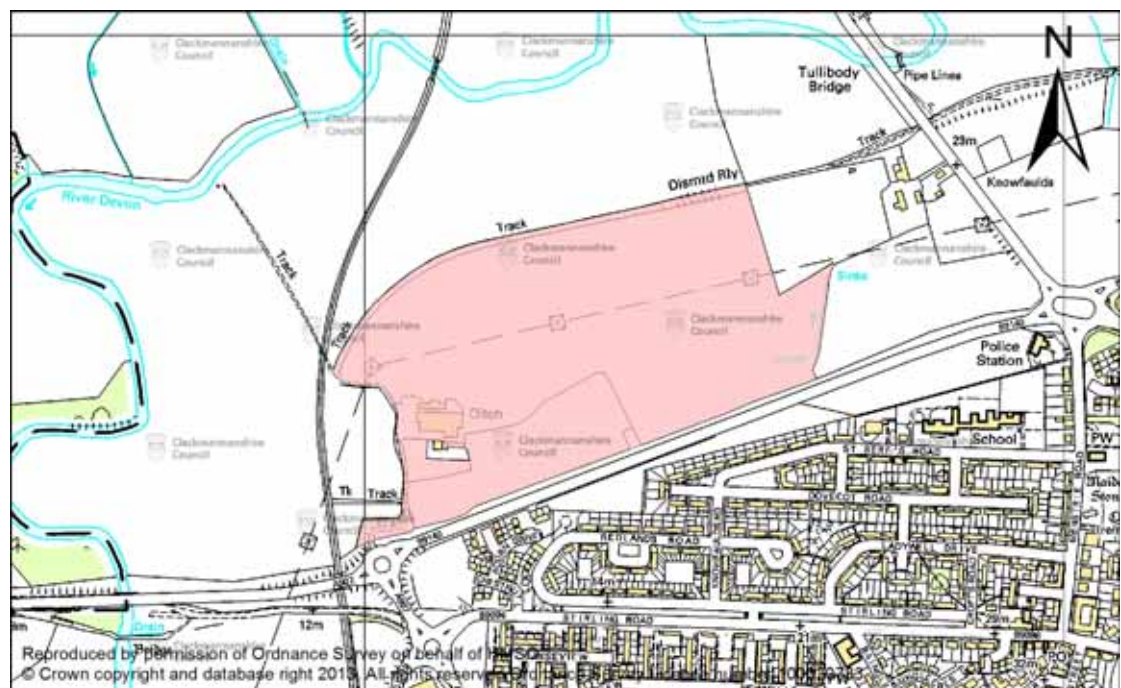
ALL078 St Johns Primary School, Grange Road, Alloa



Properties to be Declared Surplus

MEN457 Glenochil





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

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Julie Hamilton	Development Services Manager	01259 452657

Approved by

NAME	DESIGNATION	SIGNATURE
Gordon McNeil	Head of Development and Environment	
Garry Dallas	Executive Director	



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Metres

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Paper Size : A4

Date: 01 May 2015

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105

ALL078

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

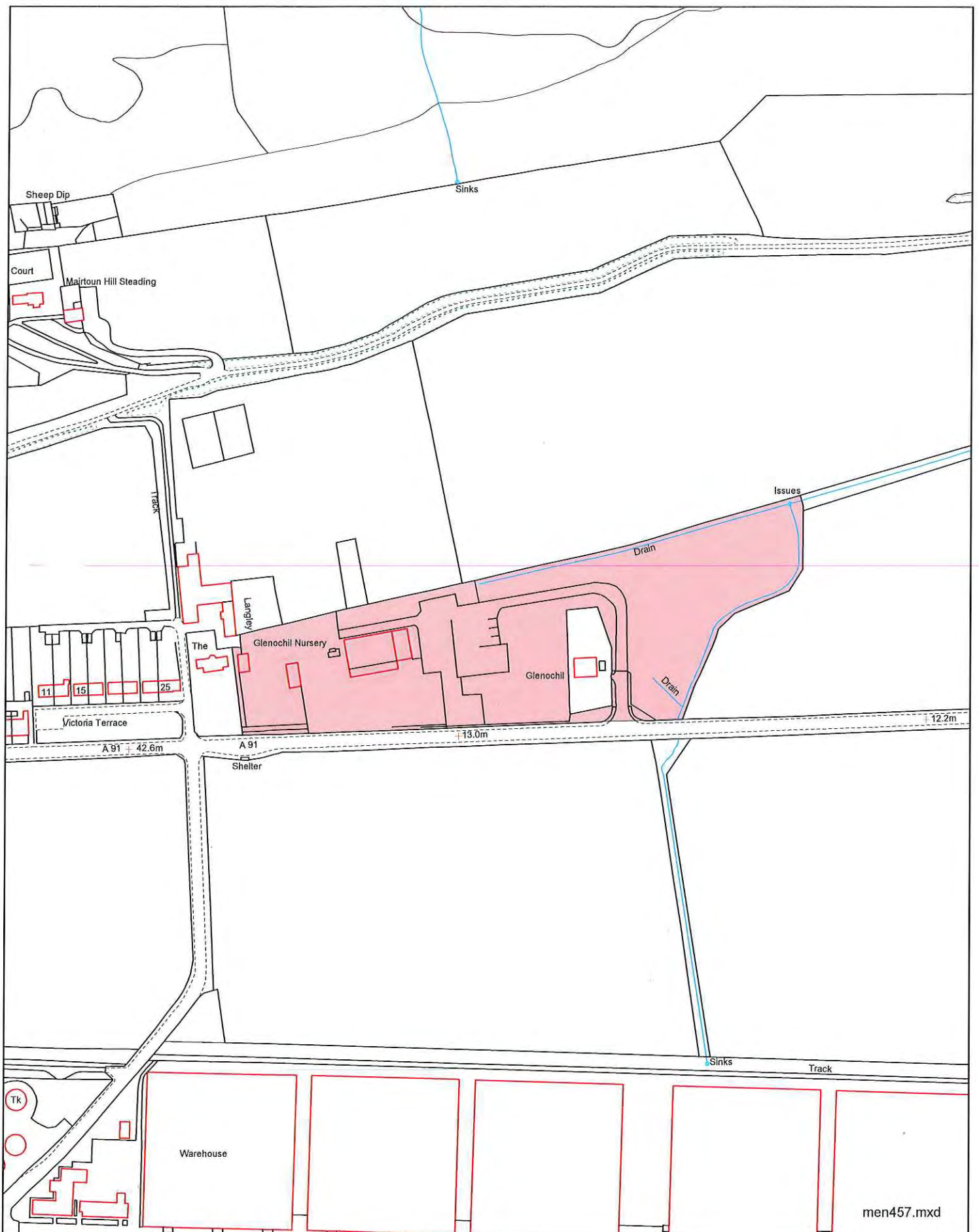


**Clackmannanshire
Council**

www.clacksweb.org.uk

Services to Communities
Kinraigs
Greenside Street
Alloa
FK10 1EB

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



0 30 60 90
Metres

Scale :1:3,000
Paper Size : A4

Date: 01 May 2015

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MEN457

**Glenochil Nursery
Menstrie**



**Clackmannanshire
Council**

www.clacksweb.org.uk

Services to Communities
Kilncraigs
Greenside Street
Alloa
FK10 1EB

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

men457.mxd



<p>0 10 20 30 Metres</p>		<p>N</p> <p>107</p>	<p>TIL637</p> <p>Ground at Alexandra Street Devonside</p>	<p> Clackmannanshire Council www.clacksweb.org.uk Services to Communities Kilnraigs Greenside Street Alloa FK10 1EB Tel: 01259 450 000 Fax: 01259 727 452 property@clacks.gov.uk</p>
<p>Scale : 1:1,000 Paper Size : A4</p>	<p>Date: 01 May 2015</p>			
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ALV210 (part)
Former Alva Academy (West)
Including
Swimming Pool Site



Clackmannanshire Council

www.clacksweb.org.uk

Services to Communities
Kinross
Greenside Street
Alloa
FK10 1EB

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