

Assets and Corporate Services Sub-Committee

Due to Scottish Government guidance relating to Covid-19, this meeting will be held remotely.



Thursday, 4th March, 2021 - 2.00 p.m.

AGENDA

Page Nos.

1. **APOLOGIES FOR ABSENCE**
 2. **DECLARATIONS OF INTEREST** – In terms of Section 5 of the Code of Conduct Members of the Committee are asked to declare any interest(s) in particular items on the agenda and the nature of the interest(s) at this stage.
 3. **MINUTE** – Minute of Assets and Corporate Services Sub Committee of 14th January, 2021 3 – 4
 4. **CHANGE TO MEMBERSHIP** - The Committee is asked to note that Councillor Jean Hall Muir has replaced Councillor Craig Walker as a member of the Assets and Corporate Services Sub-Committee.
 5. **DUNFERMLINE FLOOD PREVENTION SCHEME –COMPENSATION CLAIMS** – Report by the Head of Assets, Transportation and Environment 5 – 6
 6. **THE FIFE COUNCIL (GLENWOOD CENTRE, GLENROTHES) COMPULSORY PURCHASE ORDER 2021** – Joint Report by the Head of Assets, Transportation and Environment and the Head of Legal and Democratic Services 7 – 18
 7. **ASSETS AND CORPORATE SERVICES SUB COMMITTEE FORWARD WORK PROGRAMME** 19 - 20
 8. **KILRYMONT CAMPUS, MADRAS COLLEGE, ST ANDREWS – PROPOSED DISPOSAL (PUBLIC REPORT)** – Report by the Head of Assets, Transportation and Environment 21 - 24
- ITEM LIKELY TO BE CONSIDERED IN PRIVATE
IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT
(SCOTLAND) ACT 1973
9. **KILRYMONT CAMPUS, MADRAS COLLEGE, ST ANDREWS – PROPOSED DISPOSAL (PRIVATE REPORT)** – Report by the Head of Assets, Transportation and Environment 25 – 47

Members are reminded that should they have queries on the detail of a report they should, where possible, contact the report authors in advance of the meeting to seek clarification.

Morag Ferguson
Head of Legal and Democratic Services
Finance and Corporate Services

Fife House
North Street
Glenrothes
Fife, KY7 5LT

25 February, 2021

If telephoning, please ask for:
Michelle Hyslop, Committee Officer, Fife House
Telephone: 03451 555555, ext. 445279; email: Michelle.Hyslop@fife.gov.uk

Agendas and papers for all Committee meetings can be accessed on
www.fife.gov.uk/committees

**THE FIFE COUNCIL - ASSETS AND CORPORATE SERVICES SUB-COMMITTEE –
REMOTE MEETING**

14th January, 2021

10.01 a.m. – 10.33 a.m.

PRESENT: Councillors David Barratt (Convener), David Alexander, Alistair Bain, Alex Campbell, Mick Green, Gary Guichan, Garry Haldane, Craig Walker, David MacDiarmid, John OBrien, Ross Paterson, Bill Porteous and Graham Ritchie.

ATTENDING: Keith Winter, Executive Director - Enterprise and Environment, Ken Gourlay, Head of Assets, Transportation and Environment, Assets, Transportation and Environment; Donna Grieve, Accountant, Caroline Ritchie, Accountant, Finance and Corporate Services; and Michelle Hyslop, Committee Officer, Legal and Democratic Services.

164. DECLARATIONS OF INTEREST

No declarations of interest were submitted in terms of Standing Order No. 7.1.

**165. MINUTE OF ASSETS AND CORPORATE SERVICES SUB COMMITTEE OF
29TH OCTOBER, 2020**

The Committee considered the minute of the meeting of the Assets and Corporate Services Committee of 29th October, 2020.

Decision

The Committee agreed to approve the minute.

166. CHANGE TO MEMBERSHIP

The Committee noted that Councillor David Barratt had replaced Councillor Karen Marjoram as a member of Assets and Corporate Services Sub-Committee.

The Convener extended his thanks to the Councillors on behalf of the Committee for the support and contribution to the Assets and Corporate Services Sub-Committee.

**167. 2020/21 REVENUE MONITORING PROJECTED OUTTURN – FINANCE AND
CORPORATE SERVICES**

The Committee considered a report by the Executive Director, Finance and Corporate Services providing an update on the 2020/21 provisional outturn for the Finance and Corporate Services Directorate.

Decision

The Committee acknowledged the current financial performance and activity as detailed in the report.

168./

168. 2020/21 CAPITAL MONITORING PROJECTED OUTTURN – FINANCE AND CORPORATE SERVICES DIRECTORATE

The Committee considered a report by the Executive Director, Finance and Corporate Services providing an update on the Capital Investment Plan and advising on the financial position for the 2020/21 financial year for the Finance and Corporate Services Directorate.

Decision

The Committee acknowledged the current performance and activity as detailed in the report.

169. 2020/21 REVENUE MONITORING PROJECTED OUTTURN – ENTERPRISE AND ENVIRONMENT DIRECTORATE

The Committee considered a joint report by the Executive Director, Finance and Corporate Services and the Executive Director, Enterprise and Environment providing an update on the provisional financial position for 2020/21 for the areas in scope of the Assets and Corporate Services Sub-Committee in relation to Assets only.

Decision

The Committee acknowledged the current financial performance and activity as detailed in the report.

170. 2020/21 CAPITAL MONITORING PROJECTED OUTTURN - ENTERPRISE AND ENVIRONMENT DIRECTORATE

The Committee considered a joint report by the Executive Director, Finance and Corporate Services and the Executive Director, Enterprise and Environment providing an update on the Capital Investment Plan and advising on the provisional financial position for the 2020/21 financial year for areas in scope of the Assets and Corporate Services Sub-Committee in relation to Assets only.

Decision

The Committee acknowledged the current performance and activity as detailed in the report.

171. ASSETS AND CORPORATE SERVICES SUB COMMITTEE FORWARD WORK PROGRAMME

Decision

The Committee noted the current work programme for the Assets and Corporate Services Sub-Committee.

04 March 2021

Agenda Item No. 05

Dunfermline Flood Prevention Scheme – Compensation Claims

Report by: Ken Gourlay, Head of Assets, Transportation and Environment

Ward Affected: Ward 3

Purpose

The purpose of this report is to update Committee of the current position regarding the remaining compensation claims relating to the Dunfermline Flood Prevention Scheme.

Recommendation(s)

Committee is asked to consider and comment on the contents of this report.

Resource Implications

There are no current resource implications.

Legal & Risk Implications

There are no current Legal or Risk Implications.

Impact Assessment

An EqlA was not required because the report did not propose a change or revision to existing policies and practices.

Consultation

Councillors Derek Glen, Garry Haldane, Jim Leishman and Jean Hall Muir.

1.0 Background

- 1.1 On 22 June 2004, the Scottish Minister formally confirmed Dunfermline Flood Prevention Scheme (DFPS). Using the rights given to the Council under the DFPS the Council took entry to land adjacent to the Lyne Burn, Dunfermline in May 2007.
- 1.2 Whilst the Council has the right to take entry to land to construct the flood prevention scheme, the legislation provides for land owners to be paid compensation under certain circumstances as now provided for in the Flood Risk Management (Scotland) Act 2009.
- 1.3 The Council appointed the District Valuer (DV) to provide advice on any compensation claims received and make recommendations on appropriate settlements.
- 1.4 A number of claims for compensation have been settled using powers delegated to officials under the List of Officer Powers or approved by this Committee. The last case considered by this Committee was at the meeting of 21 March 2019 where settlement of a domestic claim was approved.

2.0 Current Claims

- 2.1 The DV has advised that there has not been any recent correspondence on any claims. He has therefore closed any existing files and considers that there are no current outstanding claims for compensation.

3.0 Conclusion

- 3.1 Committee should note that the DV is not dealing with any outstanding compensation claims.

List of Appendices

None

Background Papers

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

- Assets, Property & Facilities Committee – 22 March 2018
- Assets, Property & Facilities Committee – 11 November 2018
- Assets, Property & Facilities Committee – 23 March 2019

Report Contact

Author Name Michael I McArdle
Author's Job Title Lead Professional
Workplace Bankhead Central
Telephone: 03451 555555 Ext No 440268
Email - michael.mcardle@fife.gov.uk

4 March 2021

Agenda Item No. 06

The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2021

Report by: Ken Gourlay, Head of Assets, Transportation and Environment
Morag Ferguson, Head of Legal and Democratic Services

Wards Affected: Ward 13

Purpose

The purpose of this report is to seek a reaffirmation of the decision of the Assets and Corporate Services Committee of 13th October 2019 to make "The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2019", to rename it "The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2021" and to update the list of properties to be acquired.

Recommendation(s)

It is recommended that the Sub-Committee, using the powers conferred by the Land Clauses (Consolidation)(Scotland) Act 1845. The Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 and the Town and Country Planning (Scotland) Act 1947:

1. Reaffirm the decision of the Assets and Corporate Services Committee of 13th October 2019 to make a compulsory purchase order to acquire all properties not already owned by the Council at the Glenwood Centre, Glenrothes.
2. Rename the compulsory purchase order 'The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2021'.
3. Replace the Appendix attached to the original report submitted to the Assets and Corporate Services Committee of 13th October 2019 with a new list which excludes the properties which have been acquired by the Council on a voluntary basis and updates the ownership and tenancy details based on latest available information.

Resource Implications

None other than as stated in the original report.

Legal & Risk Implications

None other than as stated in the original report.

Impact Assessment

An EqIA Checklist is not required because the report does not propose a change or revision to existing policies and practices. Likewise, these proposals are not considered to have any implications under the Fairer Scotland Duty.

The proposals may have an impact on the rights of the owners and occupiers of the properties in terms of the Human Rights Act 1998.

Consultation

As this report seeks only to reaffirm the terms of the original decision of the Assets and Corporate Services Committee of 31 October 2019 no further consultation has taken place.

1.0 Background

- 1.1 The Assets and Corporate Services Committee at its meeting on 31st October 2019 agreed to make a compulsory purchase order to acquire all the properties not already owned by the Council at the Glenwood Centre, Glenrothes. This was to facilitate the redevelopment of the Glenwood Centre as part of a wider regeneration initiative.
- 1.2 Following the Committee approval in October 2019, further work was required to ensure full information was available to support the CPO documents to the Scottish Government. This included:
 - Ownership and Tenancies; The detail must continue to be refined and kept up to date.
 - Statement of Reasons; This is the justification for the CPO and it is best practice to have this prepared before submitting the CPO documents to the Scottish Government as it underpins the case for the CPO.
- 1.3 As documents were being finalised the impact of COVID 19 began to have an effect on completion. Consequently, progress on the submission of documents was delayed and these were then submitted in December 2020.

2.0 Update and proposal

- 2.1 At the project group meeting in November 2020, it was agreed that draft CPO documents could now be submitted to the Scottish Government. The documents were subsequently submitted in December 2020 for a Technical Check of the draft documentation. A response has been received and their advice is that the compulsory purchase order should have a title which contains the year in which the Order is made.
- 2.2 As the Committee specifically resolved to make “The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2019”, in order to avoid any issues in pursuing the Compulsory Purchase Order, it is considered prudent to rename the compulsory purchase order “The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2021”.

- 2.3 Since the Committee's decision to promote a compulsory purchase order, three further properties have been acquired on a voluntary basis by the Council. In addition, the tenants/occupiers of some of the properties have also changed. The updated information and list of properties to be acquired is as listed in the Appendix to this report.

3.0 Conclusions

- 3.1 The Committee is asked to reaffirm the decision of the Assets and Corporate Services Committee dated 31 October 2019 to make a compulsory purchase order in respect of the Glenwood Centre, Glenrothes, to rename it The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2021 and to update the list of properties to be acquired in accordance with Appendix 1 to this Report.

List of Appendices

1. (Updated) List of Properties to be acquired
2. (Updated) CPO plan: Ground Floor (C21GL006A)
3. (Updated) CPO plan: Upper Floors (C21GL006B)

Background Papers

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

- Assets and Corporate Services Committee – 31 October 2019 (Report & Minute)

Report Contacts:

Michael I McArdle
Lead Professional
Bankhead Central
Telephone: 03451 55 55 55 440268
Email -michael.mcardle@fife.gov.uk

Sheila Rodger
Solicitor
Fife House
Telephone: 03451 55 55 55 442211
Email -sheila.rodger@fife.gov.uk

THIS IS THE SCHEDULE REFERRED TO IN THE FIFE COUNCIL (GLENWOOD CENTRE, GLENROTHES) COMPULSORY PURCHASE ORDER 2019

In this schedule:-

1. All the land described is situated in the registration County of Fife.
2. Where all or part of a lot forms part of a title or titles registered in the Land Register of Scotland, the Land Register of Scotland title number is given at the end of the description.

SCHEDULE PART 1: LAND AND SERVITUDE RIGHTS

Number on Map No 1	Description of the Land or Servitude Right	Owners	Lessee & Occupiers	Third Party Rights and Details of benefited property
Plot 1	Retail Unit 1 Glenwood Centre, Glenrothes, KY6 1PA FFE18477	Margaret McLean English Burnett 29 High Street, Markinch, Fife	Brent Burnett, 29 High Street, Markinch, Fife	
Plot 2	Retail Unit 2 Glenwood Centre, Glenrothes, KY6 1PA FFE59336	AAH Subsidiaries Limited (Company number 244282) Sapphire Court, Walsgrave Triangle, Coventry, CV2 2TX	Vacant	
Plot 3	Retail Unit 3 Glenwood Centre, Glenrothes, KY6 1PA FFE115386	Rui Ji Deng 117 Queen Margaret Drive Glenrothes, KY7 4DU	Zhi Hua Ruiji, 3 Glenwood Centre, Glenrothes, KY6 1PA	

Number on Map No 1	Description of the Land or Servitude Right	Owners	Lessee & Occupiers	Third Party Rights and Details of benefited property
Plot 4	Retail Unit 4 Glenwood Centre, Glenrothes FFE19952	Ashgard Limited, Company Number SC486805, 20 Drumdryan Place, Cupar, KY15 5JJ	Vacant	
Plot 5	Retail Unit 5, Glenwood Centre, Glenrothes, KY6 1PA FFE56978	Ashgard Limited, Company number SC486805 20 Drumdryan Place, Cupar, KY15 5JJ	Vacant	
Plot 6	5 Glenwood Centre, Glenrothes, KY6 1PA FFE45878	Adminsound Limited company number SC196932 3 Kaims Hill, Letham Grange, Arbroath (Dissolved) Queen's & Lord Treasurer's Remembrancer Office, Scottish Government Building, 1F-North, Victoria Quay, Edinburgh, EH6 6QQ	Owner occupier	
Plot 7	Retail Unit 6, Glenwood Centre, Glenrothes, KY6 1PA FFE1933	Fast'N Fresh Limited, Company Number SC239049, 17 Cupar Road, Kettlebridge, KY15 7QD	Purple Venture 222 Ltd T/A Jasmine Restaurant	
Plot 8	Retail Unit 7 Glenwood Centre, Glenrothes, KY6 1PA FFE34959	Yasmine Iqbal 30 Formonthills Court, Formonthills, Glenrothes, KY6 3EQ	Yasmine Iqbal T/A The Bottle Shop	

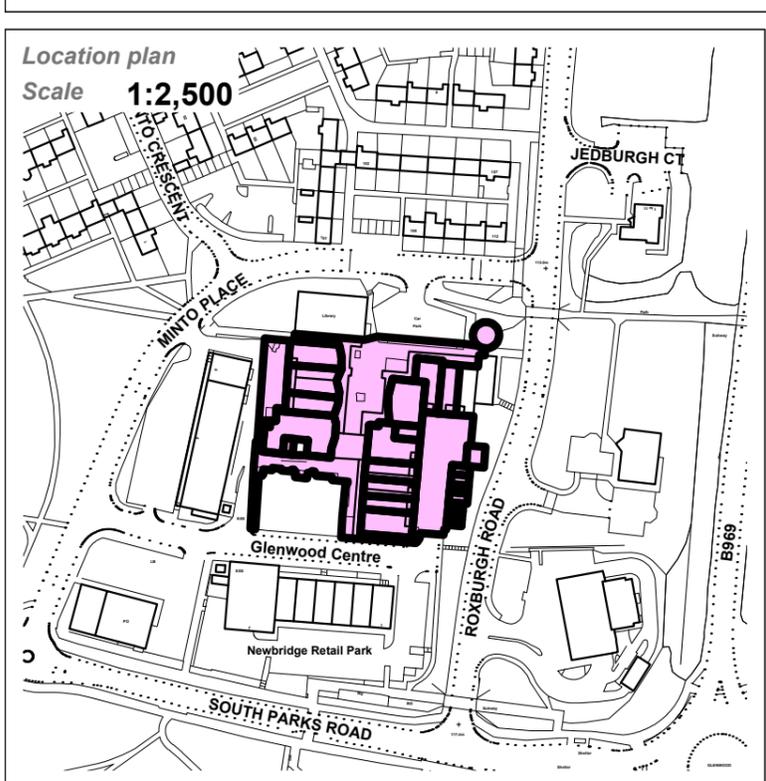
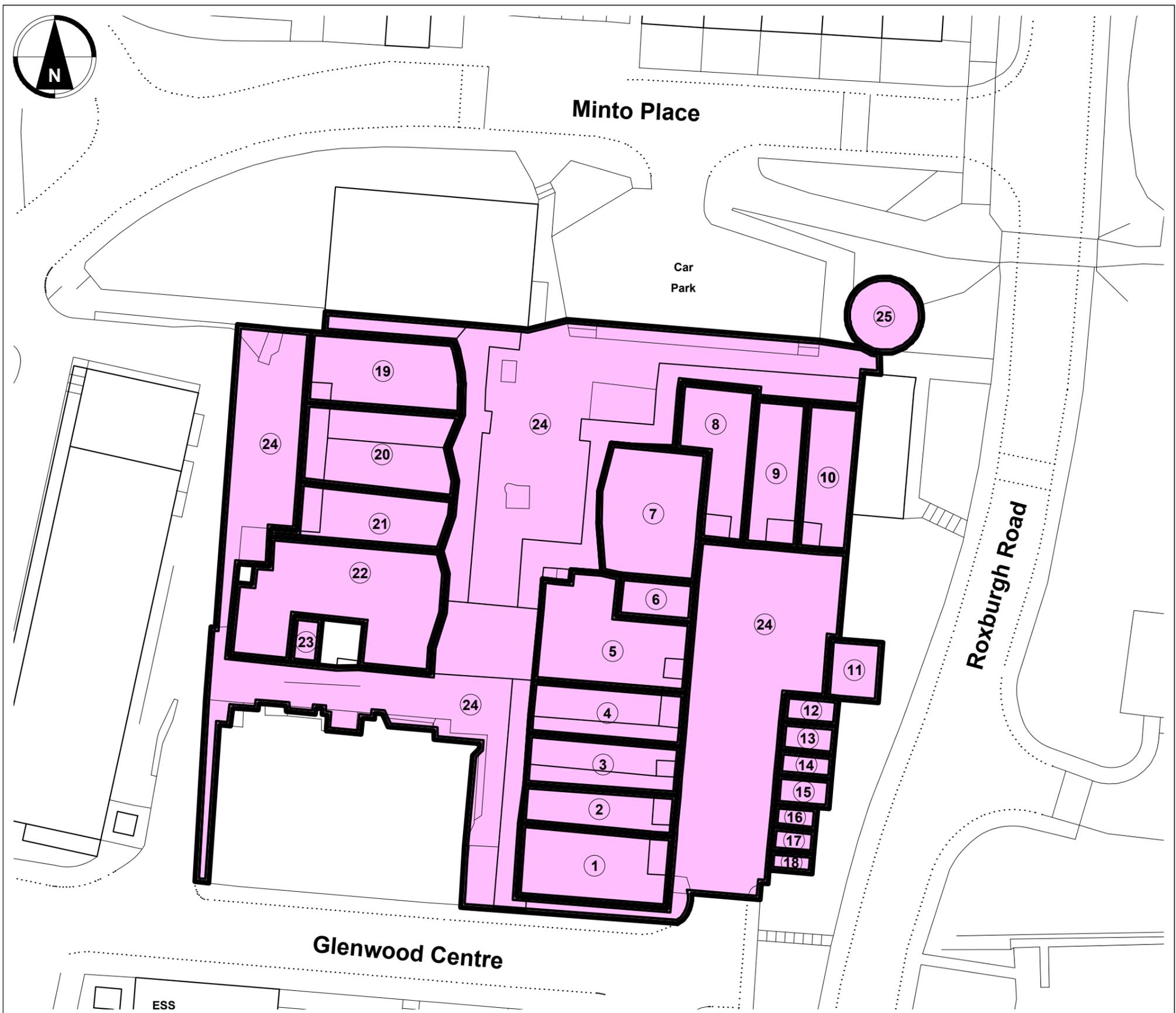
Number on Map No 1	Description of the Land or Servitude Right	Owners	Lessee & Occupiers	Third Party Rights and Details of benefited property
Plot 9	Retail Unit 8 Glenwood Centre, Glenrothes FFE19952	Ashgard Limited, Company number SC486805 20 Drumdryan Place, Cupar, KY15 5JJ	Dondu Limited, Company number SC561850, 8 Glenwood Centre, Glenrothes, KY6 1LU	
Plot 10	Retail Unit 9 Glenwood Centre, Glenrothes, KY6 1PA FFE102832	Memet Ulgu 116 Niddrie House Square, Edinburgh, EH16 4UP	Vacant	
Plot 11	Lock Up 24 Glenwood Centre KY6 1PA FFE84096	Fast'N Fresh Limited, Company Number SC239049, 17 Cupar Road, Kettlebridge, KY15 7QD	Iqbal 2016 Ltd	
Plot 11	Lock Ups 23 Glenwood Centre KY6 1PA FFE84096	Fast'N Fresh Limited, Company Number SC239049, 17 Cupar Road, Kettlebridge, KY15 7QD	Purple Venture 222 Ltd T/A Jasmine Restaurant	
Plot 12	Lock Up 22 at Glenwood Centre, Glenrothes, KY6 1PA FFE50977	Fast'N Fresh Limited, Company Number SC239049, 17 Cupar Road, Kettlebridge, KY15 7QD	Flash Custom Wraps Limited, Company Number SC596539, 123 Tummel Road, Glenrothes, Fife, KY7 6XN	
Plot 13	Lock Up 21 Glenwood Centre, Glenrothes, KY6 1PA FFE50978	Yasmine Iqbal 30 Formonthills Court, Formonthills, Glenrothes, KY6 3EQ	Yasmine Iqbal T/A The Bottle Shop	

Number on Map No 1	Description of the Land or Servitude Right	Owners	Lessee & Occupiers	Third Party Rights and Details of benefited property
Plot 14	Lock up 20 Glenwood Centre, Glenrothes, KY6 1PA described in Feu Disposition by Glenrothes Development Corporation in favour of the Lucky Date Chinese Restaurant Limited	Fong Yao To (otherwise David To) 8 Denholm Court, Glenrothes	Owner occupier	
Plot 15	Lock up 19 Glenwood Centre, Glenrothes, KY6 1PA FFE57211	Kaibiao Mo 6 Shaw Place, Mayfield, Dalkeith, EH22 5AG	Owner occupier	
Plot 16	Lock up 18, Glenwood Centre, Glenrothes FFE19952	Ashgard Limited, Company number SC486805 20 Drumdryan Place, Cupar, KY15 5JJ	Vacant	
Plot 17	Lock Up 17 Glenwood Centre, Glenrothes, KY6 1PA FFE43996	Yasmine Iqbal 30 Formonthills Court, Formonthills, Glenrothes, KY6 3EQ	Iqbal 2016 Ltd	
Plot 18	Lock up 16, Glenwood Centre, Glenrothes, KY6 1PA FFE84096	Fast'N Fresh Limited, Company Number SC239049, 17 Cupar Road, Kettlebridge, KY15 7QD	Clements Decorators	
Plot 19	Retail Unit 11 Glenwood Centre, Glenrothes, KY6 1PA FFE93338	Doctor Anwar Moin Khan 4 Clos Y Gwadd, Thornhill, Cardiff, CF14 9DZ	Vacant	

Number on Map No 1	Description of the Land or Servitude Right	Owners	Lessee & Occupiers	Third Party Rights and Details of benefited property
Plot 20	Retail Unit 12 Glenwood Centre, Glenrothes, KY6 1PA FFE93376	Doctor Anwar Moin Khan 4 Clos Y Gwadd, Thornhill, Cardiff, CF14 9DZ	Vacant	
Plot 21	Unit 13 Glenwood Centre, Glenrothes FFE19952	Ashgard Limited, Company number SC486805 20 Drumdryan Place, Cupar, KY15 5JJ	Mateus Gasiorowski Unit 13, Glenwood Centre, Glenrothes	
Plot 22	Retail Unit 14 Glenwood Centre, Glenrothes, KY6 1PA FFE88316	Amara Anwar Glenfoyle Lodge, Auchtertool	KY1 Entertainments Ltd	
Plot 23	Former electricity sub station, Minto Place, Glenrothes FFE6168	Scottish Power plc 1 Atlantic Quay, Glasgow	Owner occupier	
Plot 24	Yard areas lying generally to the north and south of the Glenwood Centre, Glenrothes and the central courtyard and covered walkway of the Centre. Part of FFE19952	Ashgard Limited, Company number SC486805 20 Drumdryan Place, Cupar, KY15 5JJ	Owner occupier	
Plot 25	Taxi Office, Minto Place, Glenrothes FFE104236	Amrik Singh Dhillon 2 Cromdale Brae, Glenrothes	Owner occupier	

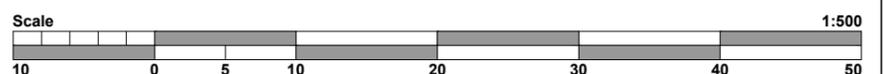
Number on Map No 2	Description of the Land or Servitude Right	Owners	Lessee & Occupiers	Third Party Rights and Details of benefited property
Plot 26	First Floor Flat, 23 Glenwood Centre, Glenrothes, KY6 1PS shown within the land delineated and coloured red and marked 'Plot 27' on Map No 2 FFE39524	Gurminder Singh 27 Grampian Road, Rosyth, KY11 2HD		
Plot 26	First Floor Flat, 25 Glenwood Centre, Glenrothes, KY6 1PA shown within the land delineated and coloured red and marked 'Plot 27' on Map No 2 FFE77035	Gurminder Singh 27 Grampian Road, Rosyth, KY11 2HD		
Plot 26	First Floor Flat, 30 Glenwood Centre, Glenrothes, KY6 1PA shown within the land delineated and coloured red and marked 'Plot 27' on Map No 2 FFE68555	Gurminder Singh 27 Grampian Road, Rosyth, KY11 2HD		
Plot 26	Second Floor Flat, 31 Glenwood Centre, Glenrothes, KY6 1PA shown within the land delineated and coloured red and marked 'Plot 27' on Map No 2 FFE81281	Gurminder Singh 27 Grampian Road, Rosyth, KY11 2HD		

Plot 26	Second Floor Flat, 32 Glenwood Centre, Glenrothes, KY6 1PA shown within the land delineated and coloured red and marked 'Plot 27' on Map No 2 FFE54035	Gurminder Singh 27 Grampian Road, Rosyth, KY11 2HD		
Plot 26	Second Floor Flat, 33 Glenwood Centre, Glenrothes, KY6 1PA shown within the land delineated and coloured red and marked 'Plot 27' on Map No 2 FFE88403	Gurminder Singh 27 Grampian Road, Rosyth, KY11 2HD		
Plot 26	Second Floor Flat ,36 Glenwood Centre, Glenrothes, KY6 1PA shown within the land delineated and coloured red and marked 'Plot 27' on Map No 2 FFE108494	Czeslaw Bogumil Budzinski 10 Linton Lane, Kirkcaldy, KY2 6LF		
Plot 26	Third and Fourth Floor Maisonette,42 Glenwood Centre, Glenrothes, KY6 1PA shown within the land delineated and coloured red and marked 'Plot 27' on Map No 2 FFE81280	Gurminder Singh 27 Grampian Road, Rosyth, KY11 2HD		
Plot 26	Third and Fourth Floor Maisonette, 45 Glenwood Centre, Glenrothes, KY6 1PS shown within the land delineated and coloured red and marked 'Plot 27' on Map No 2 FFE50840	Gurminder Singh 27 Grampian Road, Rosyth, KY11 2HD		



Plots situated on the ground floor level delineated and coloured pink.

This is Map No 1 referred to in The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2019.



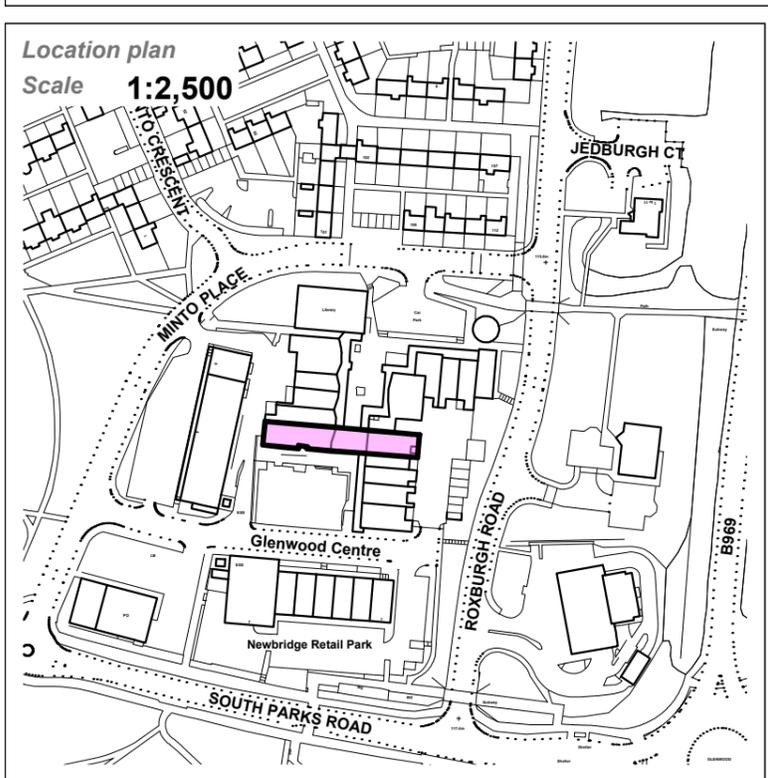
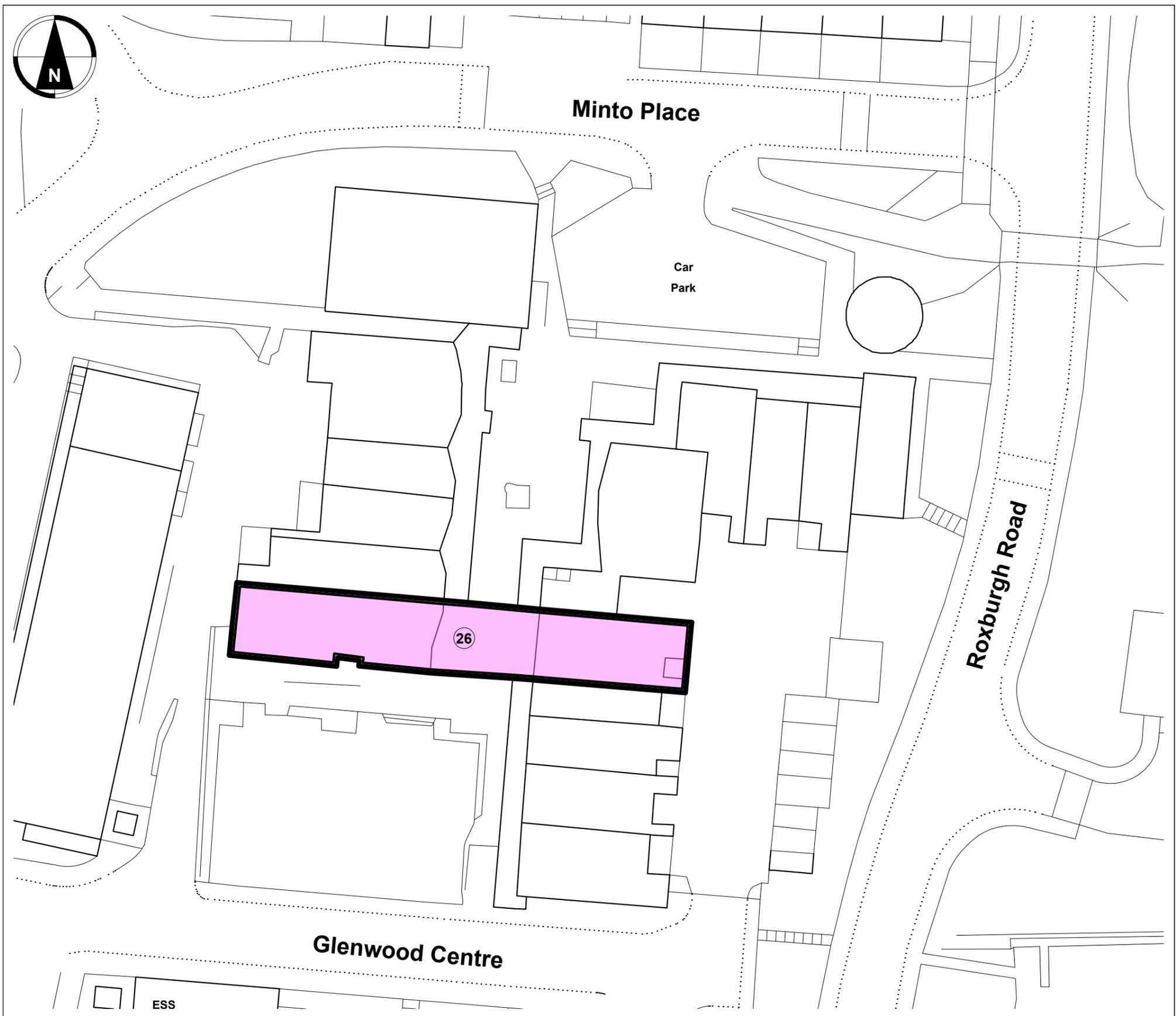
Dwg no C21GL006 A
Title CPO - Ground Floor Plots
 Glenwood Centre
 Glenrothes

Scale 1:500 @ A3
Date 05/02/2021
Tech AS/BH

Rev no	Date	Tech
NA		

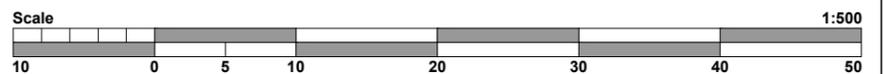
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fife Council 100023385 (2020).





Plot 26 comprises four first floor flats, four second floor flats, and three third/fourth floor maisonettes situated within the area delineated and coloured pink.

This is Map No 2 referred to in The Fife Council (Glenwood Centre, Glenrothes) Compulsory Purchase Order 2019.



Dwg no C21GL006 B
Title CPO - First Floor Plots
Glenwood Centre
Glenrothes

Scale 1:500 @ A3
Date 05/02/2021
Tech AS/BH

Rev no	Date	Tech
NA		

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fife Council 100023385 (2020).



Assets and Corporate Services Sub-Committee of 22 April 2021			
Title	Service(s)	Contact(s)	Comments
Capital Projected Outturn - Finance and Corporate Services Directorate	Finance and Corporate Services	Ashleigh Allan	
Revenue Projected Outturn - Finance and Corporate Services Directorate	Finance and Corporate Services	Ashleigh Allan	
Capital Projected Outturn - Enterprise and Environment Directorate	Enterprise and Environment, Finance and Corporate Services	Ashleigh Allan	
Revenue Projected Outturn - Enterprise and Environment Directorate	Enterprise and Environment, Finance and Corporate Services	Ashleigh Allan	
Property Security Arrangements	Enterprise and Environment	Michael Mcardle	
Refurbishment of property on Queensway Industrial Estate, Glenrothes	Enterprise and Environment	Ronnie Hair	

Unallocated			
Title	Service(s)	Contact(s)	Comments
Greenspace Strategy	Communities and Neighbourhoods Service	Paul Vaughan	
Area Property Plans	Assets, Transportation and Environment	Alan Paul	
Review of CAT Transfer Process	Communities	Tim Kendrick	
Building Value Programme (inc. Halls Review)		Paul Vaughan	

Unallocated			
Title	Service(s)	Contact(s)	Comments
Annual Health and Safety Report 2020/21		Barbara Cooper, Susan Harris	Annual Update Report due Oct-Nov 2021
Property Asset Strategy Annual Update	Assets, Transportation and Environment		Annual Update Report due August 2021

04 March 2021

Agenda Item No. 08

Kilrymont Campus, Madras College, St Andrews – Proposed Disposal

Report by: Ken Gourlay, Head of Assets, Transportation & Environment

Wards Affected: 18

Purpose

The purpose of this report is to advise Committee, subsequent to the initial marketing period and closing date, of the intention to progress with the disposal of the Kilrymont Campus, Madras College, St Andrews.

Recommendation(s)

Committee is asked to note the contents of this report and note that a private paper detailing the commercial terms are to be considered later in the agenda.

Resource Implications

The proposed disposal will provide a capital receipt for the General Fund. Early disposal will reduce holding costs that will arise once vacant.

Legal & Risk Implications

Appropriate legal conveyancing documentation will be required to secure the Council's position and minimise risks.

Members of this Sub-Committee should refrain from expressing any view which may be construed as pre-determining any future planning application(s) in which the Council, as Planning Authority, may require to consider and determine in respect of the redevelopment of the Kilrymont Campus.

Impact Assessment

An EqlA has not been completed and is not necessary for the following reason: the item in this report does not propose a change or revision to existing policies and practices.

Consultation

Councillors Brian Thomson, Ann Verner, Jane Ann Liston and Dominic Nolan prior to the initial disposal proposal in 2019.

1.0 Background

- 1.1 At the full Fife Council meeting of 27 June 2019 the purchase of the site at Langlands, St Andrews and the disposal of the South Street Campus, both transactions with the University of St Andrews, was approved. Both transactions were subsequently completed and construction of the new school is nearing completion.
- 1.2 The remaining Kilrymont campus school buildings and site (illustrated on the plan in **(Appendix 1)** are not required by the Council for operational purposes and will therefore be surplus to requirements after August 2021.
- 1.3 The Assets and Corporate Services meeting of the 31 October 2019 approved the proposal to commence marketing of the Madras Campus, Kilrymont with the expressions of interest helping to inform and assist EP&ES officers in the production of a development brief.

2.0 Planning development brief and marketing

- 2.1 There are a number of challenges with the re-use of the Kilrymont Campus, not least of which is the Listed Building, which resulted in the decision to provide potential purchasers with a planning and development brief, an advisory strategy document to support the marketing and influence redevelopment considerations. The Design and Development Framework brief was the subject of a report to the NE Fife Area Committee approved in January 2020.
- 2.2 The planning brief produced by the Development Plan Team indicated that site and buildings could be suitable for a range of uses. This would include residential, business use, care home, education/community use or student accommodation. The existence of the “B” listed main school building is a significant consideration in any redevelopment as there is a presumption against demolition and a desire for the retention.
- 2.3 Marketing of the opportunity was supported by the Development and Design brief and a significant number of interests were received. The broad range of potentially suitable uses in the brief was reflected the range of proposals outlined by the bidders at the closing date. Given the nature of the site, the need to respect the listed building and the wider neighbourhood, proposed bidders were strongly encouraged to commence Pre-Application discussions with EP&PS Planning Officers. This ensured that the proposals and associated offers could be considered against the backdrop of the Planning Brief and were more likely to be credible proposals in a planning context.
- 2.4 After an initial period of marketing, a closing date was set for the 3rd December 2020 and a range of offers received.

3.0 Conclusion

- 3.1 The Committee are invited to note the proposed disposal and that confidential financial elements of the transaction are detailed in private paper later in the agenda.

List of Appendices

1. Location Plan

Background Papers

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

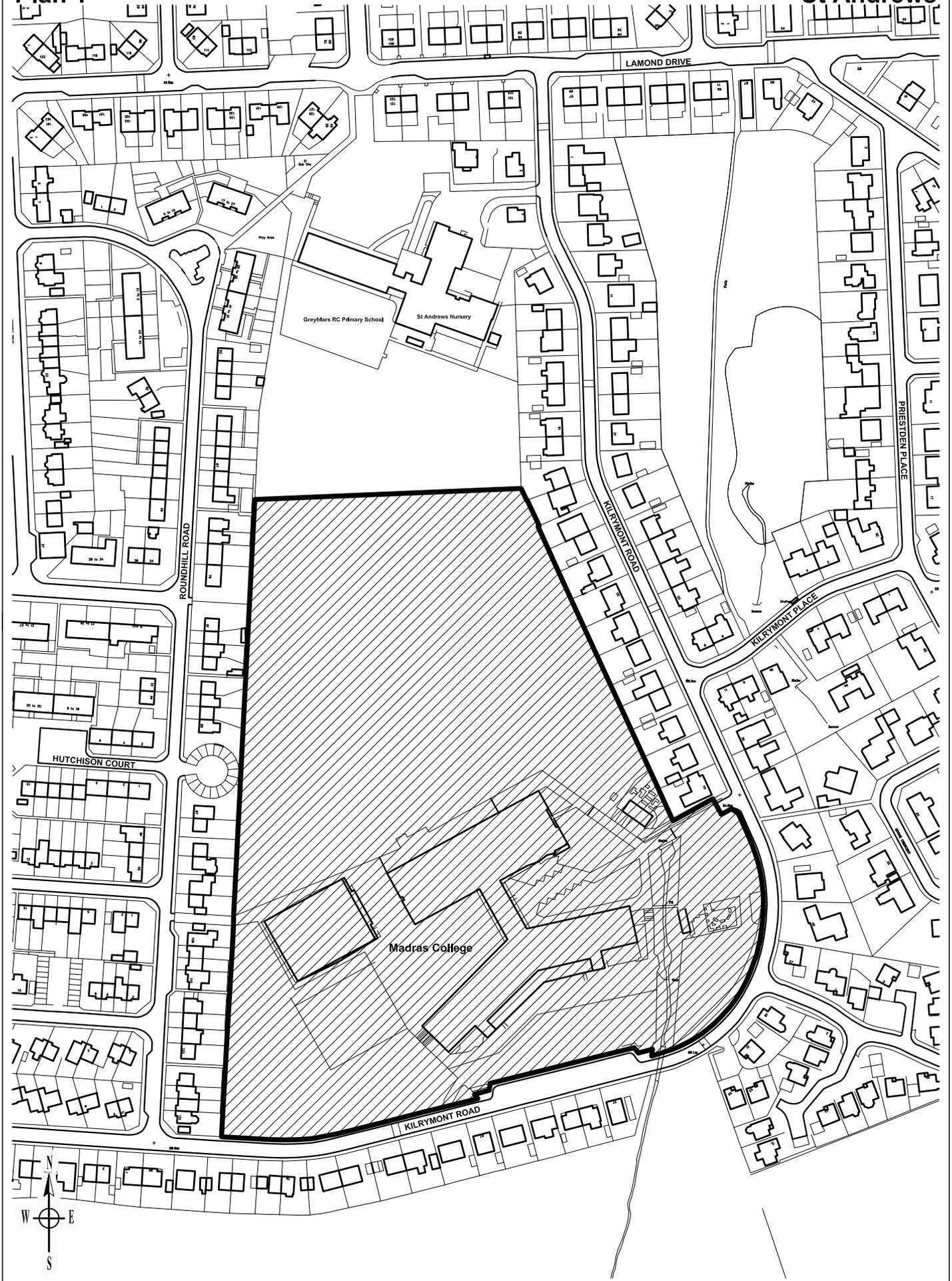
1. Fife Council Committee meeting of 27 June 2019 - Madras College, St Andrews – update
2. Assets and Corporate Services Committee 31 October 2019 Kilrymont Campus, Madras College, St Andrews - proposed disposal
3. NE Fife Area Committee 29 January 2020 - Madras College (Kilrymont) – Design & Development Framework

Report Contact

Michael O’Gorman
Service Manager Estates
Bankhead Central
michael.ogorman@fife.gov.uk

Plan 1

St Andrews



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fife Council 100023385 (2017)