**THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

**Disposal of Common Good Property**

**215 High Street, Burntisland**

Fife Council propose to dispose of the above property which is no longer required by the Council and has been advertised for sale. The following representations have been received in response to the consultations carried out under section 104 of the 2015 Act.

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| **Representation by:**  | GL (*dated 31st January 2020*) |

1. Welcomes the marketing and possible sale of this property.
2. Believes that this plot of land, if used for building a residential property, is worth £50k+.
3. Believes, as this property is Common Good and in the interest of transparency, that the final decision on the acceptance of any offer should be taken by Kirkcaldy Area Committee.

**Council Response:** Noted that the proposed disposal of the property is welcomed. There is no sales evidence to support the value suggested for the property. An independent valuation of the property has been obtained from a local firm of Chartered Surveyors and it is proposed to sell the property on the open market at a price which is in line with that valuation. Acceptance of any offer will be dealt with in accordance with the Council’s List of Officer Powers.

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| **Representation by:**  | Burntisland Community Council (*dated 22nd January 2020*)  |

1. Has some concern that the DV estimate of the value of this site with planning permission for a residential property may not reflect the marketplace worth of the site. The sale of Common Good property should not be undertaken lightly and, if it does happen, the value achieved should reflect real market conditions. The Common Good fund which will benefit from the sale is constantly under pressure to benefit "Common Good" and should receive market value.

**Council Response:** An independent valuation of the property has been obtained from a local firm of Chartered Surveyors and it is proposed to sell the property on the open market at a price which is in line with that valuation.

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| **FINAL DECISION:** | The Council will proceed with the disposal of the property. |

**Charlotte-Louise Yeaman**

**Trainee Estates Assistant**

**16th April 2020**