



BRIEFING PAPER FOR INFORMATION OF SCOTTISH POLICE AUTHORITY

FOR INFORMATION	
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Attachments: Yes Appendix A – Project Falcon Progress Update (initial 25 sites) Appendix B – Further Disposals Progress Update	

BRIEFING PAPER - Disposals Update including Project Falcon

PURPOSE

This report provides an update on action RES-20251118-002 to members on the status of the 25 sites / building proposed for disposal under paper presented to SPA RC on 23rd September 2023. In addition, this paper also provides note and status of further sites / buildings proposed for consideration of disposal since under the 'National Estates Programme' (formerly Project Falcon), and more recently progressing and ratified against MP2.

BACKGROUND

Aligned to the Estates Strategy 2019, and in response to the Scottish Governments spending review of 2022, on the 23 September 2023 the SPA Resources Committee approved 'Project Falcon' and specifically proposals to enable disposal of 25 buildings / sites nationally contained within.

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The sites contained within this paper were considered within 3 main types as follows;

Fast Track Close / Dispose – absorb within Division

Where little or no existing operational footprint (staff & officers) were present within the site, and where footprint did exist this could be absorbed elsewhere within Division locally with no accommodation works required. Thereafter decommissioning and disposal could be realised leading to capital receipts on sale, or revenue reduction via lease terminations alongside running costs.

Relocation – Close / Dispose

Where existing estate, following completion of accommodating works and delivery of efficiencies in use of existing space, existing footprint could be relocated elsewhere with Division locally. Site considered under this type would require an element of financial outlay to deliver creation of space needed to enable to the relocation of operational footprint, and with decommissioning and disposal thereafter.

New Co-Location – Close / Dispose

Sites where disposal could be realised by relocation of existing footprint in total to a new location out with the existing police estate, and by means of co-locating with partners such as local authorities or other emergency services partners.

FURTHER INFORMATION

Project Falcon Update

Please see **Table A** below for progress overview in respect of the 25 sites

Table A

Status	Quantity
Sold	3
Lease Terminated	3
Under Offer	1
Negotiating Lease Termination	1
Demolition Ongoing	1
Marketing Ongoing	1
Decommissioning Ongoing	3
Awaiting Decant / Decommissioning	1
Not Progressed / Discounted	11

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Further details and building / site information can be found in **Appendix A – Project Falcon Progress Update**.

Further to the initial 25 sites the organisation has continued to assess our existing physical estate alongside operational colleagues, and this has led to additional disposals either being delivered, ongoing for delivery over the coming months and financial years, or which are currently under consideration.

Further Disposals Progress Update.

Please see **Table B** below for progress in respect of these additional proposals.

Table B

Status	Quantity
Sold	3
Relinquished	1
Under Offer	2
Community Asset Transfer Ongoing	3
Pre-Demolition	1
Marketing Ongoing	2
Title Issues being Resolved (pre-marketing)	2
Decommissioning Ongoing	1
Awaiting Decant / Decommissioning	2
Post-Public Consultation (pre-Governance)	4
Pre-Public Consultation	1
Feasibility	2

Further details and building / site information can be found in **Appendix B**

Of the disposals delivered since 23rd September 2023 the following associated financials have been achieved;

- Capital Receipts - £855,045.00
- Running Cost Savings - £368,638.05

Notes.

- *Running costs based last full FY prior to site disposal*
- *Running cost savings do not consider where existing sites have been replaced by new, either purchased or leased.*
- *It should be noted that the buildings / sites listed do not include 'BAU' disposals considered or progressing prior to 23rd September 2023.*

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All estates projects are considered against and progressed in line with the 'Estates Consultation & Pre-Disposal Process', approved by SPA RC 16th December 2025. This ensures any estates change is done so in full consideration of all relevant internal and external stakeholders, potentially impacted parties, officers, and staff, and decisions are made with necessary transparency and communication throughout.

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25No. Disposals proposed as per SPA RC paper 23rd September 2023

Site / Building	Region / Div	Proposal	Status	Comments
Saracen	West (G)	Fast Track Close / Dispose - absorb footprint within Division	Marketing	Disposal expected Q1 FY 26/27
Castlemilk	West (G)	Fast Track Close / Dispose - absorb footprint within Division	Under offer	Sale anticipated to conclude Q4 FY25/26
Muir of Ord	North (N)	Fast Track Close / Dispose - absorb footprint within Division	Sold	Sold December 2024
Portlethen	North (A)	Fast Track Close / Dispose - not actively used	Sold	Sold August 2024
Balerno	East (E)	Fast Track Close / Dispose - absorb footprint within Division	Sold	Sold September 2025 under Community Asset Transfer
West Bell Street Annex	North (D)	Fast Track Close / Dispose - absorb footprint within Division	Not progressed	To be considered under Estates Masterplan (Tayside)
Ryehill	North (D)	Fast Track Close / Dispose - absorb footprint within Division	Not progressed	To be considered under Estates Masterplan (Tayside)
Hilltown	North (D)	Fast Track Close / Dispose - absorb footprint within Division	Not progressed	To be considered under Estates Masterplan (Tayside)
Oakley	East (P)	Fast Track Close / Dispose - absorb footprint within Division	Not progressed	To be considered under Estates Masterplan (Fettes)
Milngavie	West (G)	Fast Track Close / Dispose - absorb footprint within Division	Decommissioning (pre-Disposal)	Disposal expected FY 26/27
Bishopbriggs	West (G)	Fast Track Close / Dispose - absorb footprint within Division	Decommissioning (pre-Disposal)	Disposal expected FY 26/27
Baillieston	West (G)	Fast Track Close / Dispose - absorb footprint within Division	Negotiating Lease Termination	Vacant - negotiating early lease termination
Lossiemouth	North (A)	Fast Track Close / Dispose - absorb footprint within Division	Proposal discounted	No opportunities within existing Estate or for co-location
Ayr King Street (Old)	West (U)	Demolish & consider future use / sell cleared site	Demolition	Completion due early March 2026
Rosemount	North (A)	New co-location - Close / Dispose	Lease Terminated	Lease terminated September 2025
Mastrick	North (A)	New co-location - Close / Dispose	Awaiting Decant / Decommissioning	To relocate to LA co-location Q1 FY 26/27. Lease termination due FY 26/27
Seaton	North (A)	Absorb footprint within Division - Close / Dispose	Lease Terminated	Lease terminated June 2024
Pacific Quay	SPA	Relocate to Dalrnarnock - Close / Dispose	Lease Terminated	Lease terminated May 2025
Stewart Street	West (G)	Relocate to Dalrnarnock / Baird Street - Close / Dispose	Not progressed	To be considered under Estates Masterplan (G Division)
Paisley	West (K)	New co-location - Close / Dispose	Not progressed	No co-location options available
Ferguslie Park	West (K)	New co-location - Close / Dispose	Decommissioning (pre-Disposal)	Subject to Community Asset Transfer application
Dumbarton	West (L)	New co-location - Close / Dispose	Not progressed	To be considered under Estates Masterplan
Alexandria	West (L)	New co-location - Close / Dispose	Not progressed	To be considered under Estates Masterplan
Leith	East (E)	New co-location - Close / Dispose	Not progressed	Consolidation under Estates Masterplan (Fettes) TBC
West End	East (E)	New co-location - Close / Dispose	Not progressed	Consolidation under Estates Masterplan (Fettes) TBC

Additional Disposals post 23rd September 2023 SPA RC paper

Site / Building	Region / Div	Proposal	Status	Comments
Gorbals	West (G)	Absorb footprint within Division - Close / Dispose	Decommissioning (pre-Disposal)	Disposal expected FY 26/27
Rutherglen	West (G)	Absorb footprint within Division - Close / Dispose or Demolition	Pre-Demolition	Demolition expected by Q4 FY 26/27 - future use of site TBC
Kilsyth	West (Q)	Absorb footprint within Division - Close / Dispose	Awaiting Decant / Decommissioning	To be decanted Feb 26. Decommissioning pending. Disposal expected FY 26/27
Moffat	West (J)	Close / Dispose - not actively used	Community Asset Transfer	CAT ongoing. Disposal expected Q4 FY 25/26
Fettes	East (E)	New location(s) - Close / Dispose	Feasibility	OBC being prepared for governance Q1 FY26/27
Whinhill	North (A)	New co-location - Close / Dispose	Awaiting Decant / Decommissioning	To relocate to LA co-location Q1 FY 26/27. Disposal due FY 26/27
Prestonpans	East (J)	Minimal use / absorb footprint within Division - Close / Dispose	Under Offer	Disposal expected Q4 FY 25/26
Dunbar	East (J)	Minimal use / absorb footprint within Division - Close / Dispose	Marketing	Disposal expected FY 26/27
North Berwick	East (J)	Minimal use / absorb footprint within Division - Close / Dispose	Marketing	Disposal expected FY 26/27
Dalmally	West (L)	Close / Dispose - not actively used	Under Offer	Disposal expected Q4 FY 25/26
Springburn	West (G)	Absorb footprint within Division - Close / Dispose	Title Issues Being Resolved	Declare surplus on resolution of title issues. Disposal expected FY 26/27
Portobello	East (E)	Absorb footprint within Division - Close / Dispose	Community Asset Transfer	CAT ongoing. Disposal expected Q4 FY 25/26
Kilwinning	West (U)	Close / Dispose - not actively used	Title Issues Being Resolved	Disposal expected FY 26/27
Kirkcudbright	West (V)	Close / Dispose - not actively used	Community Asset Transfer	CAT ongoing. Disposal expected Q4 FY 25/26
Greenock	West (K)	Absorb within Division (Short term) - Consider Future Options	Feasibility	Options be assessed
Coldstream	East (J)	Close / Dispose - not actively used	Relinquished	Ground lease relinquished December 2024
Brae	North (N)	Close / Dispose - not actively used	Sold	Sold March 2025
Carluke	West (Q)	Close / Dispose	Sold	Sold February 2025
Torry	North (A)	Absorb footprint within Division - Close / Dispose	Sold	Sold December 2025
Salen	West (L)	Absorb footprint within Division - Close / Dispose	Post Consultation	Decision being assessed - potential disposal FY 26/27
Thornhill	West (V)	Close / Dispose - not actively used	Post Consultation	Decision being assessed - potential disposal FY 26/27
Aboyne	North (A)	Close / Dispose - not actively used	Post Consultation	Decision being assessed - potential disposal FY 26/27
Braemar	North (A)	Absorb within Division - Close / Dispose	Post Consultation	Decision being assessed - potential disposal FY 26/27
Fort Augustus	North (N)	Close / Dispose - not actively used	Pre-Consultation	Public consultation expected Q4 FY 25/26