



**Nuclear  
Decommissioning  
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Mr David Flear  
Chairman  
Dounreay Stakeholder Group

31st October 2013

Dear David,

### **NDA land disposal programme adjacent to Dounreay, Caithness**

Thank you for your recent correspondence regarding the NDA's land disposal programme.

- The Government is currently wishing to implement its plans on process for land disposals.
- The ramifications of this to NDA are clear with a requirement to increase focus on our disposal programme, something we kicked off in 2008 in any event and are continuing to do where land is surplus to requirements. This is in line with our agreed strategy, clearly set out in the NDA Corporate Asset Management Plan, and is simply following best practice on land management strategy
- A number of properties have been declared surplus to requirements within the vicinity of the Dounreay site, including agricultural properties and Viewfirth.
- NDA follow UK Government disposal guidance. This will involve identifying any potential claimants under the Crichel Down rules. If such a claimant exists, we offer the property back to the original owner or their heirs. Additionally we will consider the Scottish "right-to-buy" legislation regarding disposal, and at the very least enter into negotiations in the spirit of this legislation where we can. NDA will then dispose of the properties by offering them to the market in the most appropriate way to ensure that such disposals obtain Open Market Value.
- Regarding the NDA's tenanted agricultural land, the NDA will not publicise details pertaining to individual tenants and tenancies. However, more information on the current round of UK wide land sales is available on the NDA's website <http://www.nda.gov.uk/news/surplus-land-sale.cfm> . Phase one of the disposal programme which has now commenced includes agricultural properties that are subject to the Crichel Downs rules within the vicinity of Dounreay. Phase 2 which will commence next financial year is likely to include the Viewfirth land. The disposal of these properties will follow our established best practice processes.
- The site of the demolished Viewfirth Sports & Social Club was offered to the community in 2008, through the DSG. Architects plans for a community centre were drawn up and a letter of comfort was provided by the NDA in 2009 to Mr David Brookfield, who at that time was spearheading the community initiative, with the promise that the site would not be put to any other use, or sold to any other party, for a period of four years. This was



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to allow the community time to develop the concept. I understand that the project did not gain sufficient momentum to take forward.

- No other formal approaches seeking to use the Viewfirth site are known to us. There have been two informal enquiries from community groups seeking more information about our intentions for the land and outlining potential projects that could be sited there. Those groups were told that the offer to the community still stands. We welcome continued DSG involvement in ensuring that an appropriate use with community support is found for the Viewfirth site albeit we will wish to dispose at some point in the near future.
- The NDA has written to all of the Site Stakeholder Groups and appropriate local authorities (including Highland Council) to inform them of the land disposal programme and we have published relevant information on the NDA public website. We regard to our agricultural tenants as key stakeholders and as such we have been in contact with regarding the disposals and are grateful that we are engaging positively with them, as land disposals always attract a lot of interest.

Please let me know if I can be of any further help.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Edwards', written in a cursive style.

Andrew Edwards  
Contract Manager – NDA Property Services

Cc: Nigel Lowe, NDA Head of Programme, DSRL  
Anna MacConnell, NDA Stakeholder and Socio-Economic Manager – Caithness  
David Atkinson, NDA Head of Property Services