

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environment and Economic Development**

**Education and Lifelong Learning Committee: 11 January 2012**

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**Subject: Land at Kilbowie Primary School, West Thomson Street, Clydebank**

#### **1. Purpose**

- 1.1** To seek Committee approval to vary the area declared surplus at Kilbowie Primary School in Clydebank to assist the new Council house building programme.

#### **2. Background**

- 2.1** On 11 October 2006, the Children's Services Committee approved a report declaring 2,500 sqm of ground within Kilbowie Primary School as surplus to the operational requirements of Education and Cultural Services. This ground is shown hatched on the plan attached as Appendix 1.
- 2.2** This ground, together with the adjacent Housing Revenue Account (HRA) ground at Granville Street (shown cross hatched on Appendix 1), was marketed for residential development. However due to the current economic climate it has not been possible to sell the ground for this purpose.
- 2.3** On 26 May 2011, the Housing, Environment and Economic Development Committee approved a bid to the Scottish Government's Innovation and Investment Fund to build new Council houses. One of the sites selected for this project was the ground at Granville Street, Clydebank together with the surplus school ground.
- 2.4** On 22 September 2011, the Scottish Government announced that the Council's bid for funding for the Granville Street site had been successful and a cross Departmental team has been working on the project following this announcement.

#### **3. Main Issues**

- 3.1** During the initial design phase for the new Council housing, it became apparent that the ground initially declared surplus in 2006 is not best suited to the layout which is now proposed for the new Council houses.
- 3.2** This is due to a number of factors including the mix of houses required by the Housing Department, designing the site to minimise costly site works and the requirement to provide a fire path around the school which was extended after the ground was declared surplus.

- 3.3** Accordingly it is proposed that the ground shown hatched on Appendix 2 is declared surplus to allow the full frontage onto West Thomson Street to be developed. As part of this process it is likely that the ground shown cross hatched on Appendix 2 will not be required for the development and this will be returned to the school as operational grounds.
- 3.4** To allow flexibility in the design process, and given the very tight timescales in the Council house building project, it is proposed that the exact area to be returned to the school as operational grounds is not fully defined at this stage. This will be confirmed when the development process is complete.
- 3.5** Overall the area of ground declared surplus is likely to remain around 2,500 sqm however it will give a better layout for the Council house scheme. It will also be beneficial for the school as it will move the houses further from the school building and retain suitable space for the fire path around the building.
- 3.6** The Childrens Services Committee in 2006, agreed that the receipt from the sale of the surplus ground should be credited to the General Services Account (GSA). Therefore the HRA would require to make a payment for any of the GSA ground used for the new Council House building project. The amount of this payment will require to be determined at a later stage when the final layout of the development is confirmed and all abnormal costs have been identified.
- 3.7** The benefit of the proposed scheme is that it will maximise the use of the site potentially allowing a small part of the ground to be sold for private development which could reduce or remove the requirement for the HRA to make a payment to the GSA.
- 3.8** To meet the Scottish Government timescales a planning application will require to be submitted for a housing scheme based on the existing surplus boundaries. However it is envisaged that this will subsequently be amended to a more productive scheme if the proposals within this report are agreed.
- 3.9** As part of the consultation process discussions have been undertaken with the Director of Educational Services who has confirmed that he is supportive of the proposal subject to clarification of the final design of the scheme.

#### **4. People Implications**

- 4.1** There are no significant people implications arising from this report.

#### **5. Financial Implications**

- 5.1** This proposal will result in a better layout for the proposed new build Council house scheme and could result in space for additional houses to be built. This could minimise the requirement for payments to be made from the HRA to the GSA for the surplus ground. There will be some additional design costs and planning fees but these will only be incurred if the amended scheme gives a positive financial outcome overall.

## **6. Risk Analysis**

- 6.1** A risk register has been prepared for the new build Council house project. It is not anticipated that this proposal will add any significant risks to the project and it has positive impacts both for the school in terms of protecting the fire path and providing a better layout for the housing.

## **7. Equalities, Health and Human Rights Impact Assessment (EIA)**

- 7.1** No significant issues were identified in a screening for potential equality impact of this proposal.

## **8. Strategic Assessment**

- 8.1** The Council has identified four main strategic priorities for 2011/2012, namely Social & Economic Regeneration, Financial Strategy, Asset Management Strategy; and Fit for Purpose Services. This proposal will primarily contribute to Social and Economic Regeneration through the provision of new housing and to the Financial Strategy by maximising the benefit from the site.

## **9. Conclusions and Recommendations**

- 9.1** The Council has successfully bid for Scottish Government funding for the development of new Council housing. One of the selected sites is at Granville Street / West Thomson Street in Clydebank. During the design phase it has become apparent that the ground initially declared surplus from Kilbowie Primary school does not produce the most cost effective development and an alteration which also benefits the school is proposed.

- 9.2** It is recommended that:

- (i) The land extending to 1,166 sqm or thereby shown hatched on Appendix 2 be declared surplus to the requirements of the Department of Educational Services.
- (ii) This land is included within the overall development site for the new build Council Housing scheme and that part of the site may be sold for private development with any receipt from this allocated to the General Services Account (GSA).

- (iii) On conclusion of the development any of the ground previously declared surplus which is not required for the housing scheme will be returned to the Department of Educational Services for operational use as part of Kilbowie Primary School.

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**Environmental and Economic Development**  
**Date: 8 December 2011**

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**Appendices:** Appendix 1 – Plan of ground previously declared surplus.  
Appendix 2 – Plan of ground proposed to be declared surplus.

**Background Papers:** Background papers are retained within Education, Housing and Estates Section's files.

**Wards Affected:** 5