

# **WEST DUNBARTONSHIRE COUNCIL**

## **Report by the Director of Education and Cultural Services**

**Children's Services Committee: 11 October 2006**

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

### **1. Purpose**

- 1.1** To seek the approval of the Committee to declare surplus to the operational requirements of Education and Cultural Services land extending to 2,500 sq.m. or thereby at Kilbowie Primary School, Clydebank.
- 1.2** To propose that capital receipts accruing from the subsequent sale of this land be set aside for the continuing regeneration of the schools estate.

### **2. Background**

- 2.1** The grounds within which Kilbowie Primary School is situated are extensive and not used fully by the school.
- 2.2** The 2,500 sq.m. or thereby of land located on the western boundary of Kilbowie Primary School is flat and covered with grass.

### **3. Main Issues**

- 3.1** The portion of land referred to in the appendix to this report is inadequately drained and is not used by the school. It is surplus to the needs of the schools' estate.
- 3.2** Whilst the land is surplus to the needs of the schools' estate, it could significantly enhance the value of the adjoining land on Granville Street which will be advertised for sale on the open market, for residential development, in the near future.
- 3.3** As this proposal involves both the release of land from the Schools Estate and sale of the land, it is appropriate that the proposal is approved by both the Children's Services Committee and the Council.

### **4. Financial Implications**

- 4.1** The value of the strip of land will be assessed by the Authority's Estates Section on an area pro-rata basis to the adjoining land at Granville Street.
- 4.2** The portion of the capital receipt attributed to the 2,500 sq.m. or thereby could be set aside and used for the continuing regeneration of the schools' estate, in

line with the earlier decision that capital receipts accruing from the sale of educational assets would be used in this way.

## **5. Personnel Issues**

- 5.1** There are no personnel issues arising from these proposals.

## **6. Conclusion**

- 6.1** The land is surplus to the needs of the schools estate.
- 6.2** The inclusion of the land into that which it is proposed be sold at Granville Street would add significant value to the site.

## **7. Recommendations**

- 7.1** That the land extending to 2,500 sq.m. or thereby on the western boundary of Kilbowie Primary School be declared surplus to the requirements of the Department of Education & Cultural Services.
- 7.2** That the Children's Services Committee recommend that this land be included within the adjoining site which will be advertised for sale on the open market for residential development subject to a closing date.
- 7.3** That the receipt realised through the sale of the surplus land currently within the Kilbowie Primary School boundary be ring fenced to the schools' estate.

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**Wards Affected:** Kilbowie West (Ward 7)

**Appendix:** Kilbowie Primary School site plan

**Background Papers:** None