

To: Infrastructure, Land and Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Surplus Status for Residential Properties on School Grounds

1. Summary

- 1.1 The purpose of this report is to declare six residential properties on school grounds as surplus to requirements and to advise the board of the proposal to transfer these properties to the Housing Revenue Account.
- 1.2 The residential properties are located at:- 1) Brediland Primary, Paisley, 2) Wallace Primary, Elderslie 3) Our Lady of Peace Primary, Linwood 4) St Anthony's Primary, Johnstone 5) Bridge of Weir Primary, Bridge of Weir and 6) St Pauls Primary, Paisley. Attached plans show the locations.
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2. Recommendations

It is recommended that;

- 2.1 Board declares that the buildings listed are surplus to operational requirements and notes the intention to transfer to the Housing Revenue Account.
- 2.2 The Head of Economy and Development in consultation with the Director of Finance and Resources has advised that it is appropriate that the General Services fund be compensated for the loss of these two sites. Officers have considered the appropriate valuation for the properties taking account of market values for social housing and the level investment required to bring them up to appropriate standards for social housing.

The Director of Finance has agreed a total transfer cost (payable to the General Fund by the HRA) of £252,550 for the six properties.

3. **Background**

- 3.1 Options for existing occupants of the properties concerned include moving to Council housing or the transfer of the occupied property to Council HRA stock with the appropriate tenancy agreement being put in place.
- 3.2 Where the housing is being transferred to Council stock and current occupiers move out it is intended the houses will remain in Council stock and be re-let. The exception being houses accessed through school grounds which will be re-evaluated when they become vacant.

4. **Summary of Properties**

- 4.1 **Brediland School House, Achray Drive, Paisley, PA2 9AF**, is located in a residential area at the corner of Achray Drive and Garry Drive and is fenced off from school grounds. Access to the house is available directly from the street. This house is currently vacant and will become available for Council tenants once any necessary upgrades are in place.
- 4.2 **Wallace Primary School House, Greenhill Crescent, Elderslie, PA5 9AW**, is located at the end of Greenhill Crescent, to the rear of the school, on school grounds, and is accessed via the car park area. The house and garden are separated from school grounds by a fence.
- 4.3 **Our Lady of Peace School House, Erskinefauld Road, Linwood, PA3 3PR** is located on at the entrance of the school. The house and garden are fenced off from the school and have direct access from Erskinefauld Road
- 4.4 **St Anthony's School house, Hallhill Road, Johnstone, PA5 0SD** is located at the south edge of the school site with direct access from Old Howwood Road..
- 4.5 **Bridge of Weir Primary School House, Warlock Road, Bridge of Weir, PA11 3QB** is located to the south of school grounds close to the car park area. Access to the site is over school access roads.
- 4.6 **St Paul's Primary School House, Orchy Crescent, Paisley, PA2 0NN** is located on the corner of Breadiland Road and Orchy Crescent. It sits at the far west corner of the school site is fenced off from the school and has separate access.

Implications of the Report

- 1. **Financial** – Transfer of £252,550 from Housing Revenue Account to General Fund.

2. **HR & Organisational Development** – None.

3. **Community Planning** – None.

4. **Legal** – None.

5. **Property/Assets** – As per this report.

6. **Information Technology** – None.

7. **Equality & Human Rights** -

(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

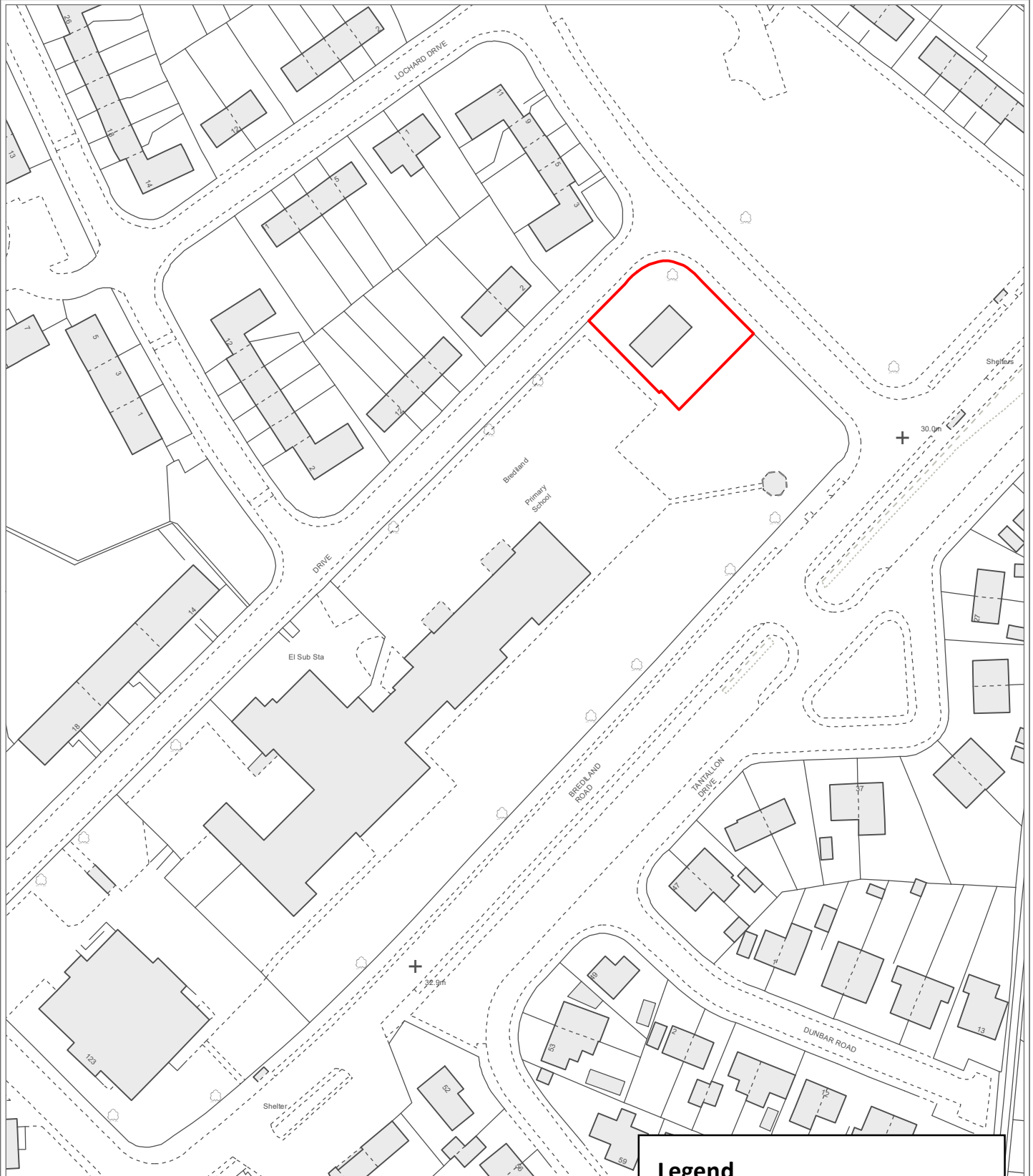
List of Background Papers- None.

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School House, Brediland Primary School, Achray Drive, Paisley PA2 9DF Tenancy Plan Ref. E3261


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Date: 26/07/2022



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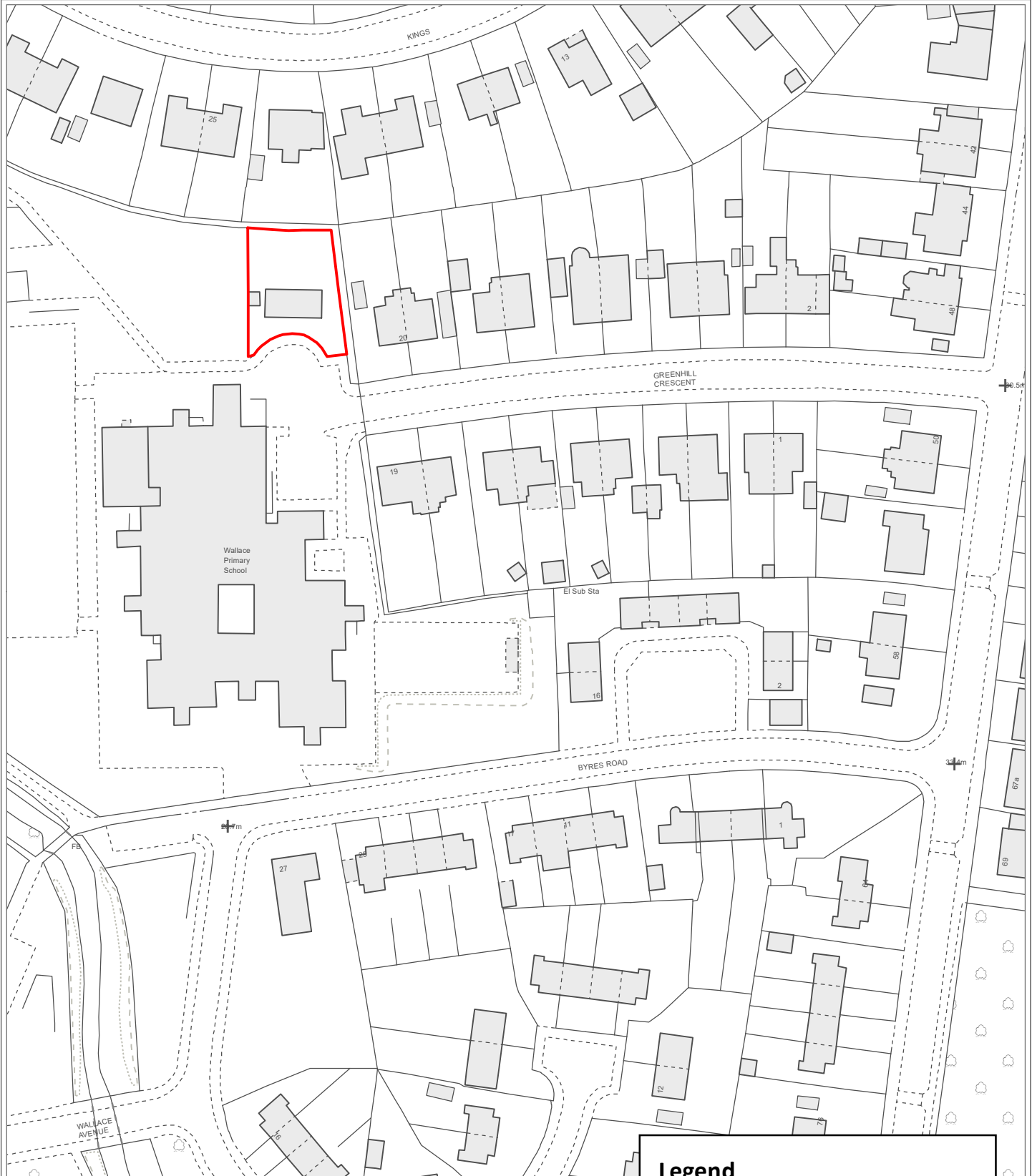
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 School House - Brediland Primary School

School House, Wallace Primary School, Greenhill Crescent, Elderslie PA5 9AW Tenancy Plan Ref. E3262


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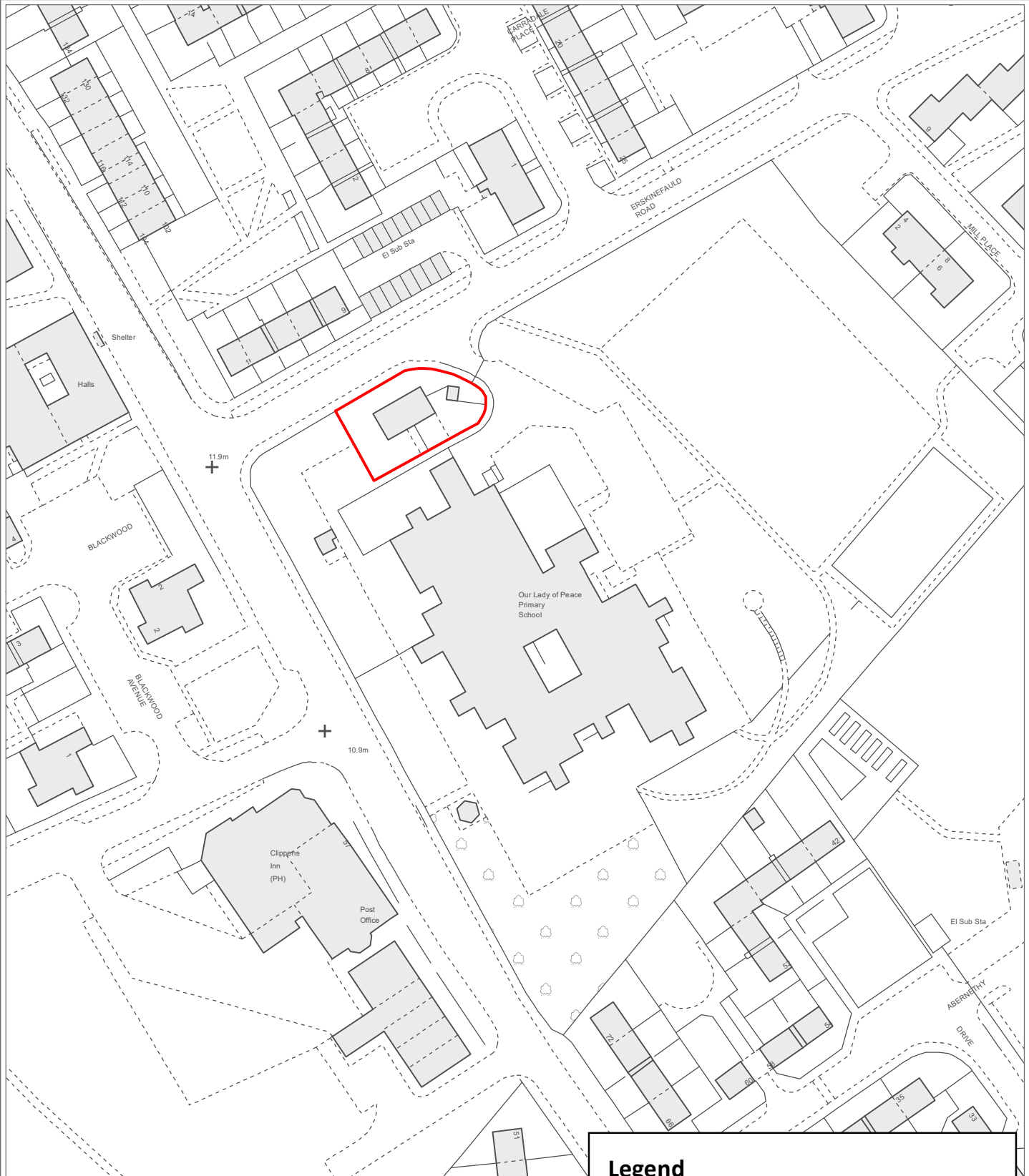
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 School House - Wallace Primary School

**School House, Our Lady of Peace Primary School,
Erskinefauld Road, Linwood PA3 3PR
Tenancy Plan Ref. E3263**

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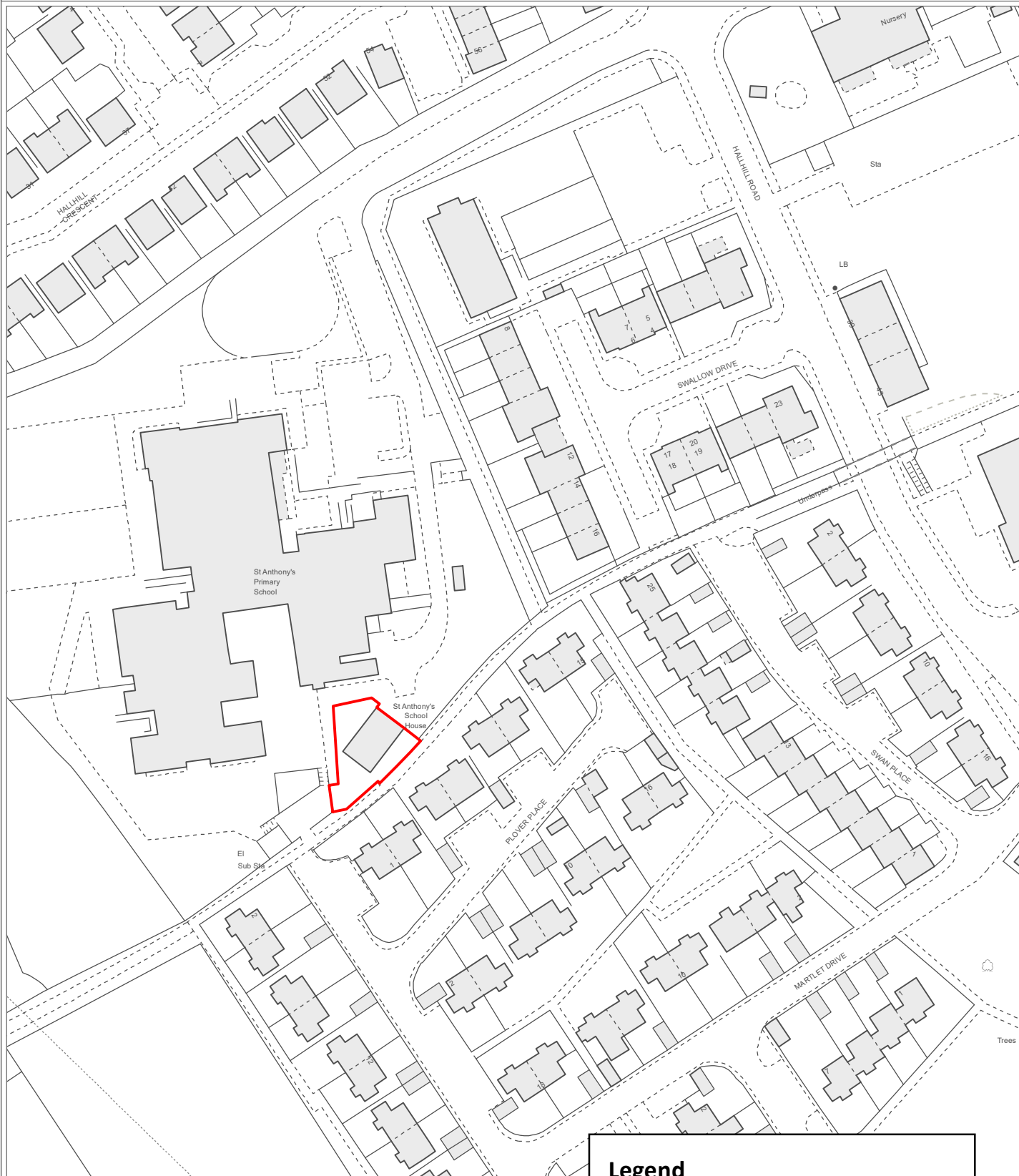
School House - Our Lady of Peace Primary School

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School House, St Anthony's Primary School, Hallhill Road, Johnstone PA5 0SD Tenancy Plan Ref. E3264

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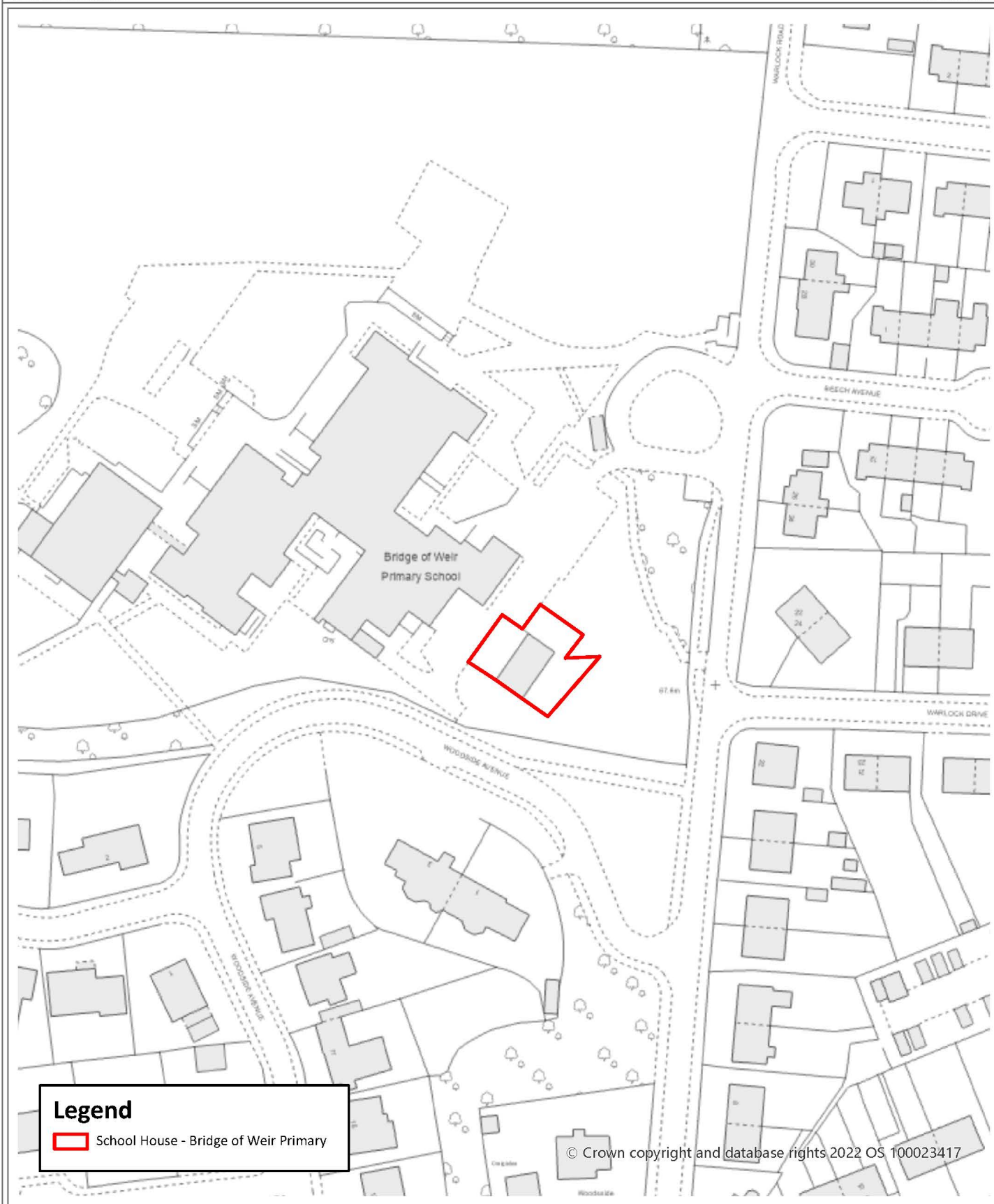
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School House - St Anthony's Primary School

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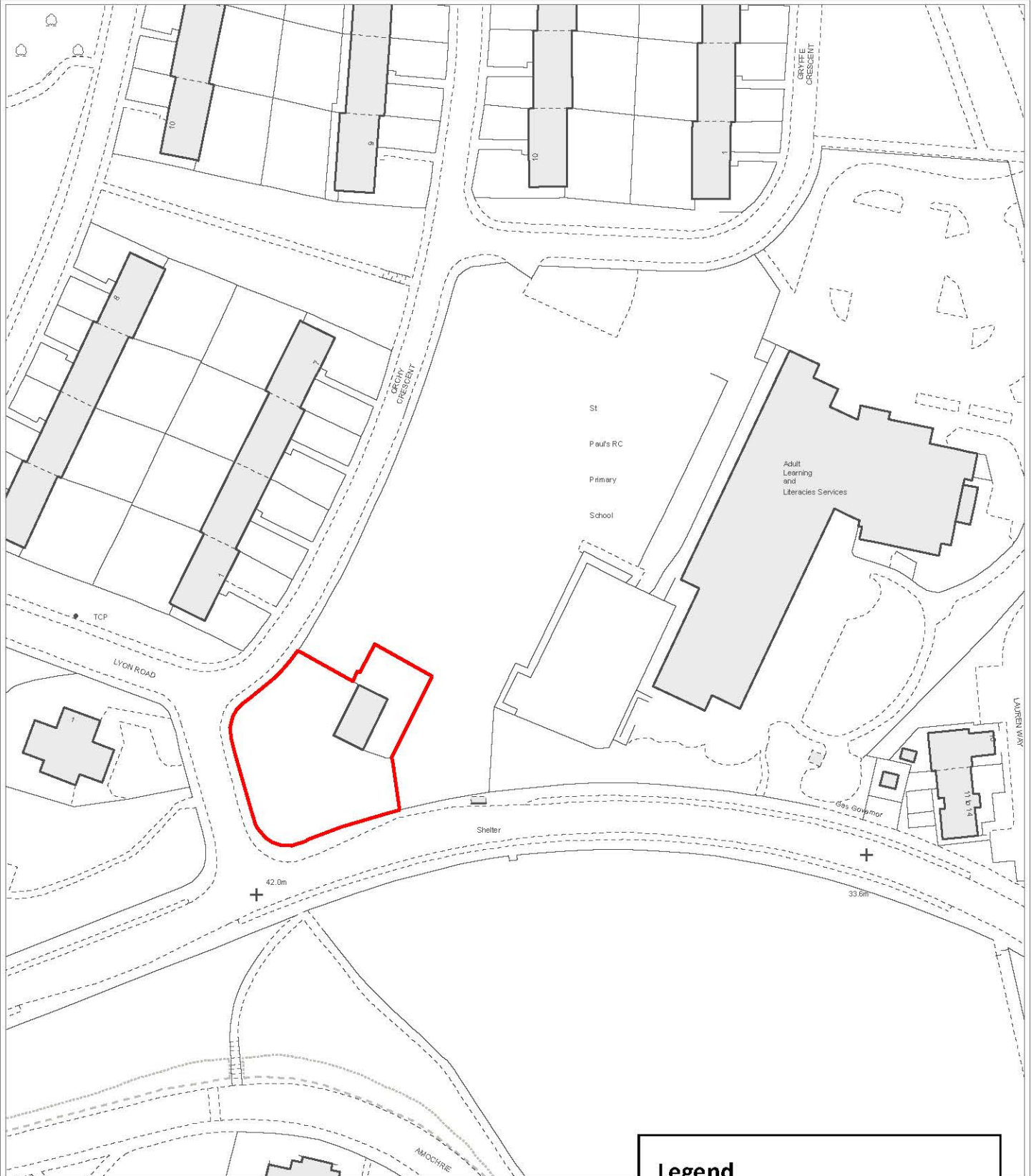


School House, St Paul's Primary School, Orchy Crescent, Paisley PA2 0NN Tenancy Plan Ref. E3260



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School House - St Paul's Primary School