

**To: Housing & Community Safety Policy Board**

**On: 8<sup>th</sup> November 2016**

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**Report by: Director of Finance & Resources**

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**Heading: Land at Morar Drive, Paisley**

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**1. Summary**

- 1.1 This report seeks consent to declare the land at Morar Drive, Paisley extending to 0.24 hectares or thereby, shown shaded on the attached plan, surplus to the requirements of the Housing Revenue Account, in order that it be transferred to the General Services Account for incorporation within the grounds of the adjacent St Paul's Primary School.
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**2. Recommendations**

It is recommended that the Board:-

- 2.1 Declare the land at Morar Drive, Paisley extending to 0.24 hectares or 0.59 acres thereby, shown shaded on the attached plan, surplus to the requirements of the Housing Revenue Account.
- 2.2 Agree to transfer this land at nil cost to the General Services Account for incorporation within the grounds of St Paul's Primary School.
- 2.3 Note that in accordance with the recent changes to Scottish Ministers' consent when disposing of HRA assets, the proposed valuation of this open space for transfer is at such a level that General Consent is not required.

### 3. **Background**

- 3.1. The Education and Children Policy Board on 21 January 2016 following consultation with the Community approved the relocation of Foxlea Pre 5 and Community Learning Centre to within a new build St Paul's Primary School, all within the site of the existing establishments.
- 3.2. Planning permission for the new school facility was obtained in July 2016, and construction is expected to commence in the early part of 2017, once a contractor is appointed.
- 3.3. In terms of the approved planning consent, vehicular, pedestrian and cycle access into the new school car park will all be taken from Morar Drive traversing the area of land shown shaded on the attached plan. This area is predominantly grassed, but there are a number of mature trees at the kerbline of Morar Drive, plus a section of the Barrhead/Paisley cycle path also crosses the land. The land is currently included within the HRA grounds maintenance contract.
- 3.4. To comply with the conditions of the planning permission secured, and to provide an appropriate campus befitting the new facility, it is necessary to extend the school boundary to incorporate this additional land.
- 3.5. It should be noted that the existing mature trees and the existing cycle path will be retained post development, and that the HRA will then be relieved of a requirement to maintain this land.
- 3.6. The Head of Property Services having considered the value of this open space ground has determined that it is at a level below the £10K threshold such that a Deemed General Consent would not be required for a transfer between accounts. He is of the opinion that the transfer should be at nil cost, as the use benefits the Community at large including the Housing Revenue Account.

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### **Implications of the Report**

1. **Financial** – none.
2. **HR & Organisational Development** – none.
3. **Community Planning** –

**Children & Young People** – Land is required to provide an appropriate school campus to offer an improved learning environment.

4. **Legal** – none.
5. **Property/Assets** – Transfer of land from HRA to General Services.
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 no groups or individuals have any involvement currently at the property. 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.
12. **CoSLA Policy Position** – none.

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**Author:** Andrew Smith, tel. 0141 618 6180,  
email [andrew.smith@renfrewshire.gov.uk](mailto:andrew.smith@renfrewshire.gov.uk)

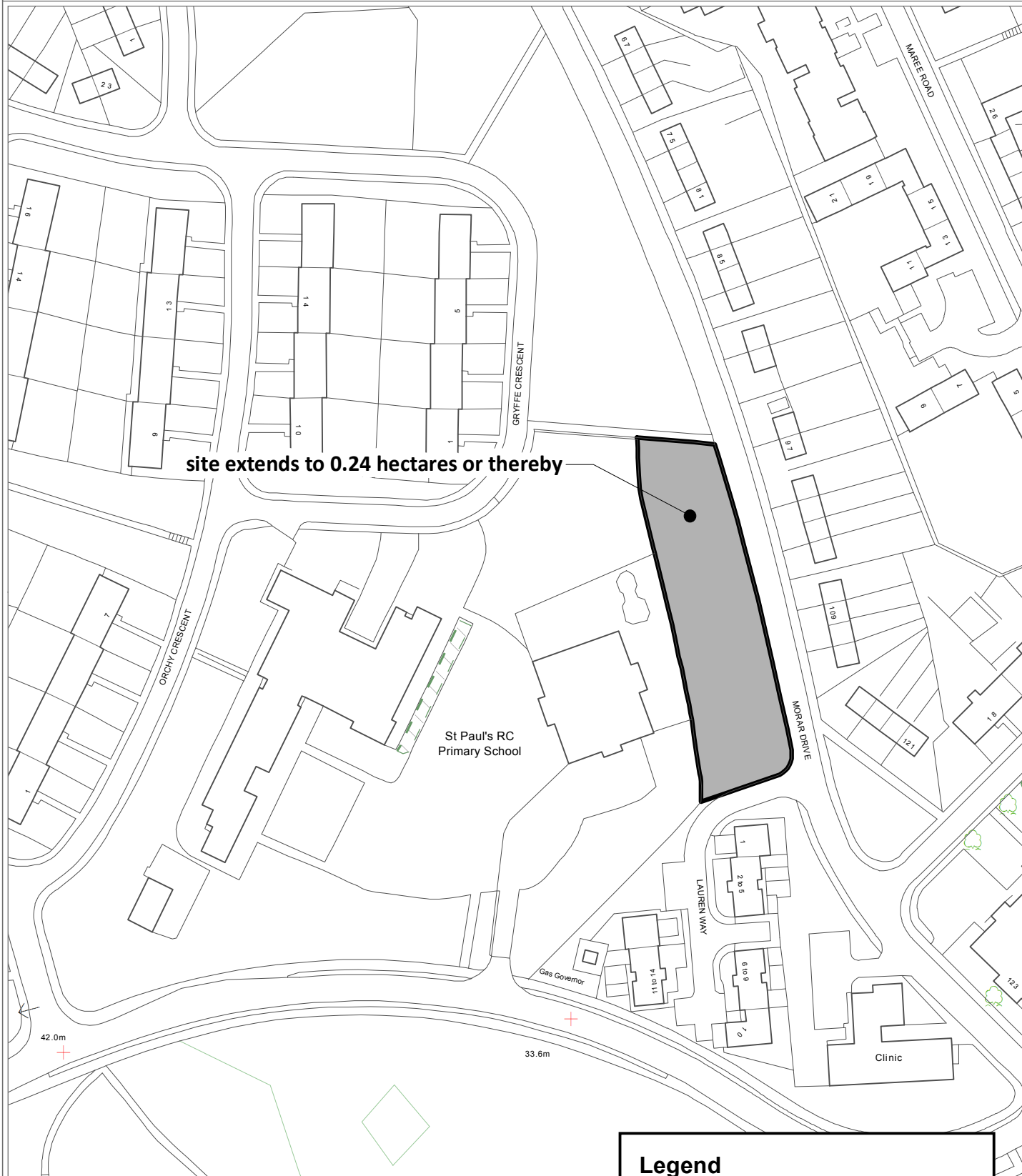


# Land at Morar Drive, Paisley

## Report Plan Ref. E2508


User: howardhaughj2

Date: 13/10/2016



Notes:

### Legend

 Area extends to 0.24 hectares or thereby