

To: Communities, Housing & Planning Policy Board

On: 15 January 2019

Report by: Director of Finance & Resources

Heading: Land at Hallhill Road Johnstone

1. Summary

The purpose of this report is to obtain the agreement of the Board to declare the site at Hallhill Road, Johnstone shown on the attached plan (E2781B) surplus to the Housing Revenue Account (HRA) and agree to the transfer to the General Services Account. This transfer is to facilitate the building of a new nursery in Spateston to meet the increased early years provision and will be subject to General Services providing a replacement site to the HRA.

2. Recommendations

2.1 It is recommended that the Board:

2.2 Authorise the transfer of the Housing Revenue Account site at Hallhill Road indicated on plan (E2871B) to General Services Account subject to geotechnical investigations and planning considerations.

2.3 Note that the Housing Revenue Account will be provided with a site from the General Service Account in exchange for the site transferred once this has been identified.

- 2.4 Note that the internal transfer of the sites between General Services and Housing Revenue Account is undertaken in terms of Section 203(2) of the Housing(Scotland) Act 1987 and in accordance with the Disposal of Land by Local Authorities(Scotland) Regulations 2010 and the subsequent guidance issued by Scottish Ministers on the disposal of Housing Revenue Account land issued March 2016.
- 2.5 Note that the development of a Nursery at Hallhill Road will be subject to a detailed Planning application.
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3. **Background**

- 3.1 The site at Hallhill Road, indicated on plan (E2781B) measures 0.63 ha or thereby, is held on the Council's Housing Revenue Account and is an undeveloped gap site.
- 3.2 Children's Services, as Board will be aware, with the expansion of the early years provision, has been looking for an alternative site to build a new facility, as the existing Nursery facility was deemed not suitable. Funding has been set aside to build a modern early years' facility and Property Services have been working with the various Services to identify a suitable site. The site on Hallhill Road, (E2781B) has been identified and it was agreed at officer level that this site would be suitable. The Education & Children's Services Board at its meeting on 1 November received an update report from the Director of Children's Services advising of the proposal to build the new facility at this site assuming, that this Board agrees to the transfer of the site to General Services.
- 3.3 Discussions between Finance & Resources(Property) and Communities Housing & Planning colleagues have been ongoing with respect to identifying a possible exchange site from the General Service Account. Unfortunately, as at the date of preparing this report the exchange site has not been identified. Children's Services for the expansion of the early years provision asks that the Board consider this matter without any exchange site being identified.
- 3.4 The Head of Property has advised transfer will be undertaken on an excambion basis with no funds transferring between accounts, once the exchange site from General Services has been identified.
- 3.5 The transfer will be undertaken in terms of the General consent available to the Council when transferring land between accounts.
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Implications of the Report

1. **Financial** – The HRA will in the future benefit from securing a site needed for the SHIP investment. General Services will secure a site for the Early Years provision
2. **HR & Organisational Development** – Improved Service provision.
3. **Community Planning** –
Children and Young People – Modern improved facilities for the children in the Spateston area will be developed for the new nursery.
Community Care, Health & Well-being - None
Empowering our Communities - None
Greener - None
Jobs and the Economy - None
Safer and Stronger - None
4. **Legal** – Note the transfer between accounts of the relative areas of ground.
5. **Property/Assets** – Update property records to reflect the transfer between respective holding accounts..
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. 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 – N.A.**

List of Background Papers

(a) None

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Council

Site at Hallhill Road, Johnstone

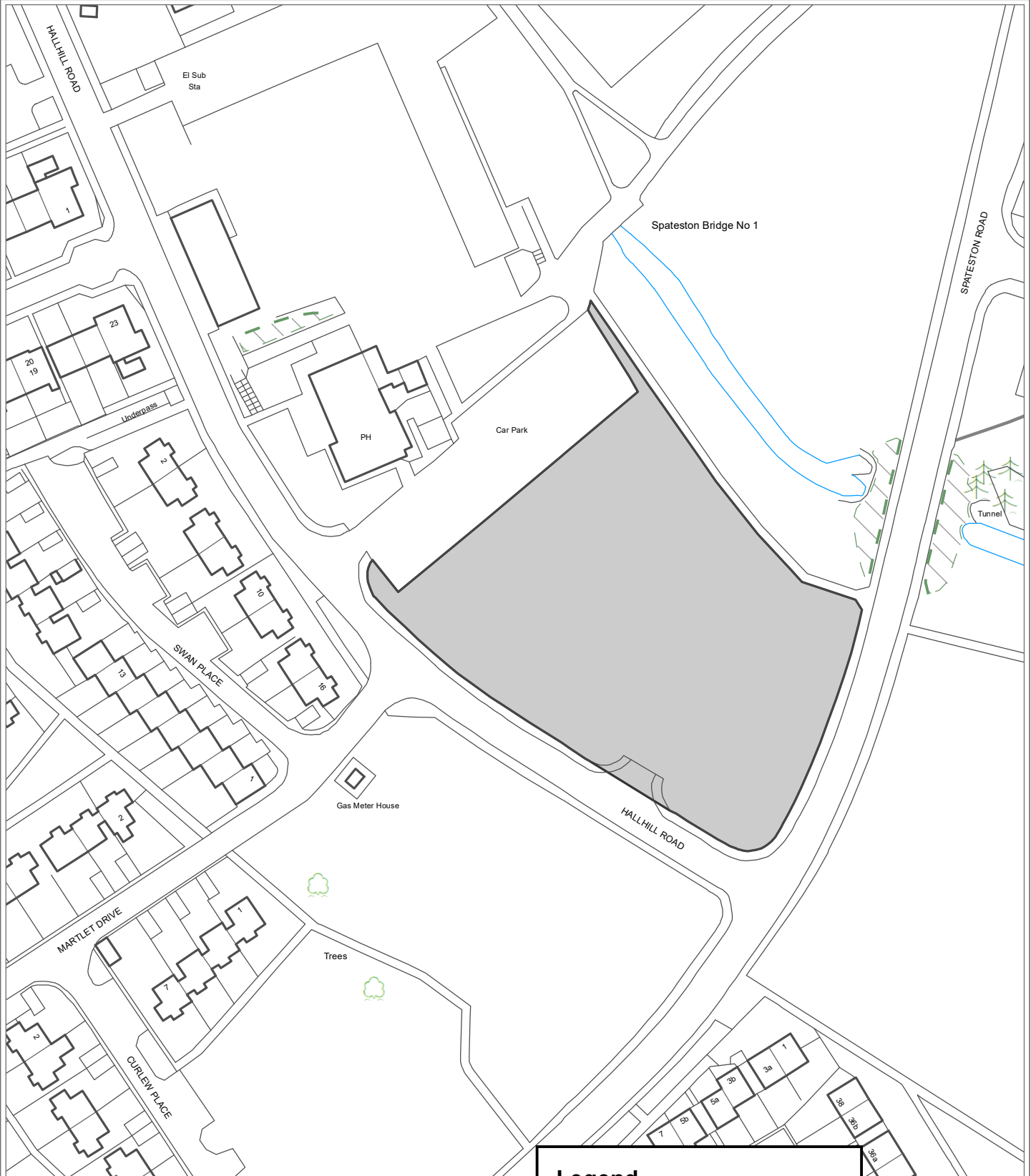
Report Plan Ref. E2781B




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User: hocraigj1

Date: 17/12/2018



Legend

 Proposed nursery site (0.63ha)

Notes:

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