

**To: Infrastructure Land & Environment Policy Board**

**On: 29 May 2024**

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**Report by: Chief Executive**

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**Heading: Paisley Grammar School, Glasgow Road, Paisley**

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## **1. Summary**

- 1.1 The purpose of this report is to seek approval to declare the existing Paisley Grammar school site and buildings as being surplus to Renfrewshire Council's operational requirements and to instruct the marketing for sale of the buildings and site.
  - 1.2 The buildings and associated car parking are located at Glasgow Road, Paisley, in an area of mixed use, as per the attached plan in Appendix 1 to this report.
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## **2. Recommendations**

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board declares that the buildings and site, as indicated within Appendix 1 attached, are surplus to the Council's operational requirements to enable the marketing for sale of the buildings and site.
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## **3. Background**

- 3.1 Paisley Grammar is one of Renfrewshire's oldest schools and has existed on the Glasgow Road site since the 1890s. The current school was designed by Thomas Abercrombie. Prior to this Paisley Grammar had been located on another site in Paisley Town Centre.

- 3.2 The original Glasgow Road building (now forming the central core of the site) served the school's purposes until the late 1950s / early 1960s when the more modern classroom wings were added to the site. Since then there have been a number of additional buildings added to offer more space to meet the school's changing set of requirements. The most recent additions were new classrooms, library and games hall along the Crossflat Crescent frontage in 2002.
- 3.3 In 1990 the buildings were listed as category B by Historic Environment Scotland. The listing includes the former Janitor's House at the corner of Crossflat Crescent and the boundary walls and gate piers. It should be noted that the former Janitor's House in the grounds of the school does not form part of the Council's ownership. This property was sold by the Council some years ago and is now a private residence.
- 3.4 The Glasgow Road site has never had the ability to meet the outdoor recreational provision required for the secondary pupils curriculum and pupils have been transported to facilities elsewhere.
- 3.5 In May 2019 the Council's Education and Children's Services Policy Board approved a report on the future of the school estate which included a proposal to undertake a statutory consultation on building a new Paisley Grammar School. A condition survey had categorised Paisley Grammar school as condition level C which meant that the building was showing signs of major defect and that it was not operating as intended.
- 3.6 The outcome of that consultation was a decision to build a replacement Paisley Grammar School at Renfrew Road in Paisley and this proposed new development was granted planning permission by Renfrewshire Council in November 2023. The new school is envisaged to be operational from August 2026.
- 3.7 The Council has undertaken a Strategic Property Review over the past 12 months looking at all its existing land and property assets across Renfrewshire. General principles have been drafted which will see this portfolio rationalised to reduce operating costs and to maximise usage of those that remain. The Council is also preparing a long term plan for its school estate which will look to investment requirements over the next 20 years and aligning this to proposed provision of new homes. During these exercises (to date) no alternative Council demand for the Paisley Grammar buildings has been identified.
- 3.8 Therefore, to assist in rationalising Renfrewshire Council's property portfolio against a background of reduced budgets, and in order to generate a potential capital receipt, as well as attract new investment to the centre of Paisley, it is proposed to declare the existing Paisley Grammar buildings and site as surplus to requirements and to progress towards marketing these for sale.

#### **4. Next Steps.**

- 4.1 In March 2024 the Council's Planning and Climate Change Policy Board approved a development brief for the potential reuse / redevelopment of the site.

Any proposals to reuse the site for anything other than education would be subject to a normal planning application process with the involvement of the Council's Planning and Climate Change Policy Board as appropriate.

- 4.2 For the avoidance of doubt, any prospective purchaser of the buildings would be expected to comply with that approved development brief and also would only gain access to the site following the successful relocation of the existing school operations to the new Renfrew Road site.
- 4.3 Subject to Board approval, marketing of the Paisley Grammar site will begin as soon as practically possible in order that the period it is vacant is kept to an absolute minimum.
- 4.4 A significant lead in period to sale is required (ahead of the school relocating in summer 2026) as any bidder is likely to require certainty of what they can achieve in terms of reuse / redevelopment of the site before confirming they will exchange on the property. This will require them to apply for and receive decisions on relevant statutory consents (planning permission, etc) ahead of any handover date.

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## **Implications of the Report**

1. **Financial** – Savings on utilities, rates and repairs and maintenance. Future capital receipt.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Title search to be completed prior to sale.
5. **Property/Assets** – As per this report.
6. **Information Technology** – None.
7. **Equality & Human Rights**

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** – Not applicable.

10. **Risk** – None.

11. **Privacy Impact** – Not applicable.

12. **Cosla Policy Position** – Not applicable.

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### **List of Background Papers –**

- Site Development Brief – Paisley Grammar School; Planning and Climate Change Policy Board; 19 March 2024

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**Author:** Alasdair Morrison; Head of Economy and Development;  
[Alasdair.morrison@renfrewshire.gov.uk](mailto:Alasdair.morrison@renfrewshire.gov.uk);  
[T: 0300 300 0273](tel:03003000273)                      [M: 07979 700472](tel:07979700472)



Renfrewshire Council

# Paisley Grammar School, Glasgow Road, Paisley

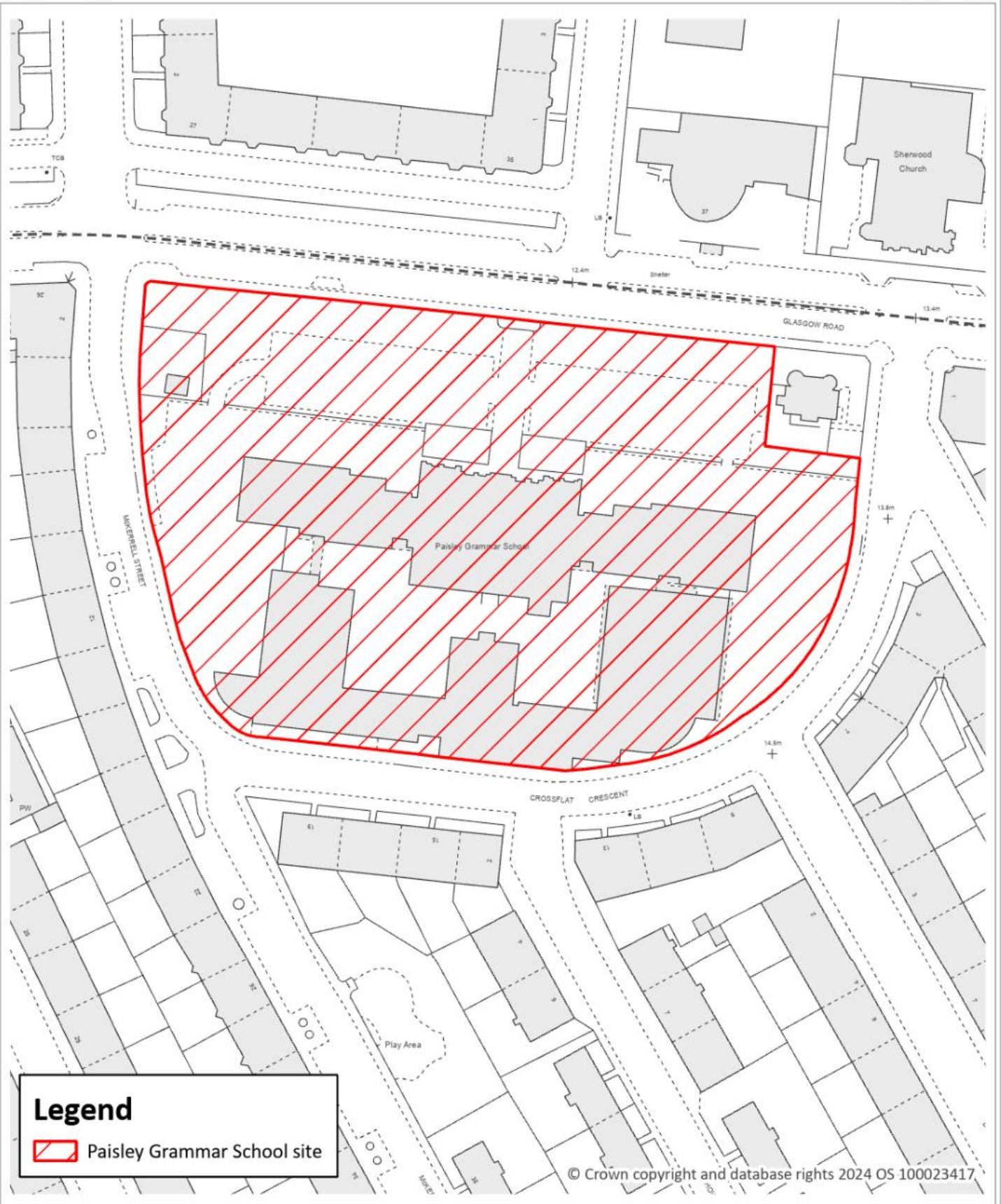
## Report Plan Ref. E3477



Scale: 1:1,250

User: howardhaughj2

Date: 15/05/2024



### Legend

 Paisley Grammar School site

Notes: