

To: Planning & Property Policy Board

On: 24 January 2017

Report by: Director of Finance & Resources

Heading: Bridgewater Erskine, Site 2- Proposed Lease

1. Summary

- 1.1 The purpose of this report is to seek authority to conclude a 20 year lease for site 2 Bridgewater, Kilpatrick Drive, Erskine, as indicated on the attached plan (E2575A), with the Church of Scotland's Social Care & Support arm, CrossReach.
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2. Recommendations

- 2.1 It is recommended that the Policy Board agree to the grant of a 20 year ground lease of site 2 indicated on the attached plan (E2575A) to CrossReach, for their proposed Educational facility, subject to the terms and conditions detailed within the body of this report.
- 2.2 Request the Head of Corporate Governance to conclude the 20 year ground lease of the site to CrossReach based on the terms and conditions detailed within the body of this report.
- 2.3 Note that this proposed ground lease is subject to CrossReach being satisfied with the ground conditions following appropriate site and soil tests and on them obtaining all necessary statutory and licensing consents for their proposed Educational establishment.
- 2.4 Note that the Board can anticipate that it will be asked to consider a future planning application for this site from CrossReach or their agents at a later date.

3. Background

- 3.1. The land shown on the attached plan (E2575A) and indicated as site 2 measures 1.87ha and is within the Erskine Riverfront Transition Area. The Head of Planning & Housing's 2015 Development Guide for the area confirms that a range of uses would be appropriate at this location. This could include an Educational facility.
- 3.2 The sites at this locality have been advertised for a number of years with a view to attracting light industrial development, with limited success. The Board will recall it recently approved reports with regards to Sites 4A, 4B and Site1 at its August 2016 meeting.
- 3.3 CrossReach, the Church of Scotland's Social Care and Support arm approached the Council, with a view of obtaining a suitable site to establish an Educational facility as an Independent School supporting young adults who find it difficult to engage within mainstream Education.
- 3.4 It is proposed that they will construct a new Independent School, utilising modular buildings to cater for approximately 32 pupils from 8 -16 years old. All young people will have significant support needs and may include some 5-10% with communication disorder/autism.
- 3.5 The School will focus on a "doing" curriculum looking at vocational and outdoor learning, including outward bound, forest school opportunities and will be in addition to a full range of SQA National Units in the core curriculum of Literacy, Numeracy and ICT.
- 3.6 The following Heads of Terms have been provisionally agreed for the lease of Site 2:-
- Renfrewshire Council will lease to CrossReach site 2 as shown on the attached Plan (E2575A) extending to 1.87Ha (4.6 acres) or thereby.
 - The lease shall be a 20 year ground lease on Full Repairing and Insuring Terms with tenant only break options at 5 year intervals, on the tenant providing the landlord with at least 1 years' prior notice.
 - The initial rent shall be the sum of £27,500 (twenty seven thousand five hundred pound) per annum exclusive of VAT, payable quarterly in advance.
 - The rent shall be subject to review at 5 year intervals based upon the Retail Price Index

- There will be a six month rent free period to enable CrossReach to construct their proposed modular school building/s.
- The site is being leased to enable CrossReach to construct the modular school building/s to facilitate the Educational Services proposed.
- The lease is subject to CrossReach being satisfied with the ground conditions following any site and soil tests they wish to undertake.
- The lease is also subject to CrossReach obtaining all necessary statutory consents for the construction of the modular school building/s and appropriate license for its intended use.
- Each party shall bear their own professional and legal expenses in the grant of this lease, with the tenant, CrossReach, responsible for meeting any stamp duty, land taxes or registration dues.

Implications of the Report

1. **Financial** – There will be an annual income of £27,500, which will be subject to review at 5 year intervals.
2. **HR & Organisational Development** -None.
3. **Community Planning –**
Children and Young People – Improved Educational opportunities via a new Independent School
Community Care, Health & Well-being – Improved Educational care for young adults in need of increased support.
Empowering our Communities - None
Greener – Modern modular school buildings constructed recognising the green agenda.
Jobs and the Economy – New School looking to encourage and support young adults into the jobs market by providing them with the necessary skills via a doing curriculum.
Safer and Stronger – Improved Educational care.
4. **Legal** – Requirement to conclude the 20 year ground lease with CrossReach..
5. **Property/Assets** As per the 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. 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** – CrossReach, following the site and soil tests, determine that the site is not suitable for their purpose, or they fail to obtain all necessary statutory consents or required license for their proposal. The site will remain on the market as available for let or sale.
11. **Privacy Impact** - None.
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Potential Development Site

Bridgewater, Kilpatrick Drive, Erskine

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Date: 09/01/2017

Report Plan Ref. E2575A



Notes:

Legend

 Site 2 - 1.87 hectares (4.6 acres) or thereby