

To: Planning and Property Policy Board

On: 8 November 2016

Report by: Director of Finance & Resources/ Director of Children's Services

Heading: Former Parks Depot, Brediland Road, Linwood

1. Summary

- 1.1 Following the approval of the report 'Proposed Developments in Residential Care Provision' (Item 8) at the Education & Children Policy Board on the 12th May 2016, the project to create a Close Support Unit has progressed to the point of identifying a suitable site for development.
 - 1.2 This report seeks to identify the proposed site and progress required property transactions
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2. Recommendations

- 2.1. Approve the transfer of the 0.69ha (1.71 acres) plot of land, illustrated on the attached plan (E2515A), to Children's Services to facilitate the development of a Close Support Unit.
- 2.2. Approve a further transfer from the Housing Revenue Account to General Services in terms of the 0.22 ha (0.55 acres) plot as illustrated on the attached plan (E2515A) which was held on the HRA Account.
- 2.3. Note that in accordance with the recent changes to Scottish Ministers' consent when transferring HRA Assets to General Services, this proposed transfer will be under the General Consent available and will be self certified by the Council.
- 2.4. Note the withdrawal of the 0.69ha(1.71 acres) site from the open market;

- 2.5. Note this proposal will result in a reduced potential capital receipt in respect of any future site disposal for the remaining land which measures 3.1ha (7.66 acres).

3. **Background**

- 3.1. This site which has been marketed for sale measuring 3.79ha (9.37 acres) as illustrated on the attached plan (E2515A), consists of the former Parks Depot, the site of the former Blue Triangle Housing Association Hostel and land adjacent to the On-X Sports Centre, which was not required.
- 3.2. The site is partly open space, and partly unused following the relocation of the Parks Depot from Brediland Road to the revamped Underwood Road site.
- 3.3. The HRA part of the site was declared surplus by the Housing and Community Safety Policy Board at its meeting on the 7th November 2001. The Former General Management Policy Board declared the former depot site surplus at its meeting on 14th November 2006.
- 3.4. The site of 3.79ha (9.37 acres) has been on the market since August 2015 following the vacation of the Parks Depot on Brediland Road, Linwood. No serious interest has been received for acquisition and development of the site.
- 3.5. Children's Services have a stated aim to develop a close support unit and have been searching for a suitable site for some time. The location at Brediland Road Linwood has been identified as the preferred site and initial investigations have highlighted that it is suitable for the purposes of this proposed development.
- 3.6. The close support unit can be constructed on part of the larger site extending to 0.69 ha (1.71 acres) and illustrated on the attached plan (E2515A).
- 3.7. The remaining site measuring 3.1ha (7.66 acres) as illustrated on the attached plan(E2515A) will continue to be marketed for sale. Should a purchaser be found, the resultant capital receipt will be split between General Services and the HRA on a proportionate basis, to ensure the HRA does benefit from any potential receipt foregone, for the 0.22ha (0.55 acre) portion of the site transferred to General Services for this project.

Implications of the Report

1. **Financial** – There will be no capital receipt in respect of the area transferred to Children’s Services. The Education and Children Policy Board will require to confirm and approve funding, to cover site clearance; development and future operation of the close support unit.
2. **HR & Organisational Development** - none.
3. **Community Planning:**
 - Children and Young People** – Providing good quality care is central to ensuring that the most vulnerable children in Renfrewshire are provided with an opportunity to be cared for in a safe and nurturing environment.
 - Community Care, Health & Well-being** – none.
 - Empowering our Communities** – none.
 - Greener** – This project will provide a sustainable building for the service.
 - Jobs and the Economy** – None.
4. **Legal** – None.
5. **Property/Assets** – The new building will be owned and operated by the Council. Once the service is transferred from Roneil House, it will be closed and the property placed on the market for sale.
6. **Information Technology** – The accommodation will incorporate an ICT provision suitable for Council services.
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** – A contract strategy will be developed between the Central Procurement Unit and the Service. Appointments will be made in accordance with the Council’s statutory requirements in respect of the EU regulatory requirements, the Council’s Standing Orders Relating to Contracts and the Council’s Financial Regulations.
10. **Risk** – The ongoing project planning and delivery process will seek to identify risks and mitigating strategies for the successful delivery of this project.

11. **Privacy Impact** - none

List of Background Papers

1. Education and Children Policy Board 12 May 2016 – ‘Proposed Developments in Residential Care Provision’

The foregoing background papers will be retained within Finance & Resources for inspection by the public for the prescribed period of four years from the date of the meeting.

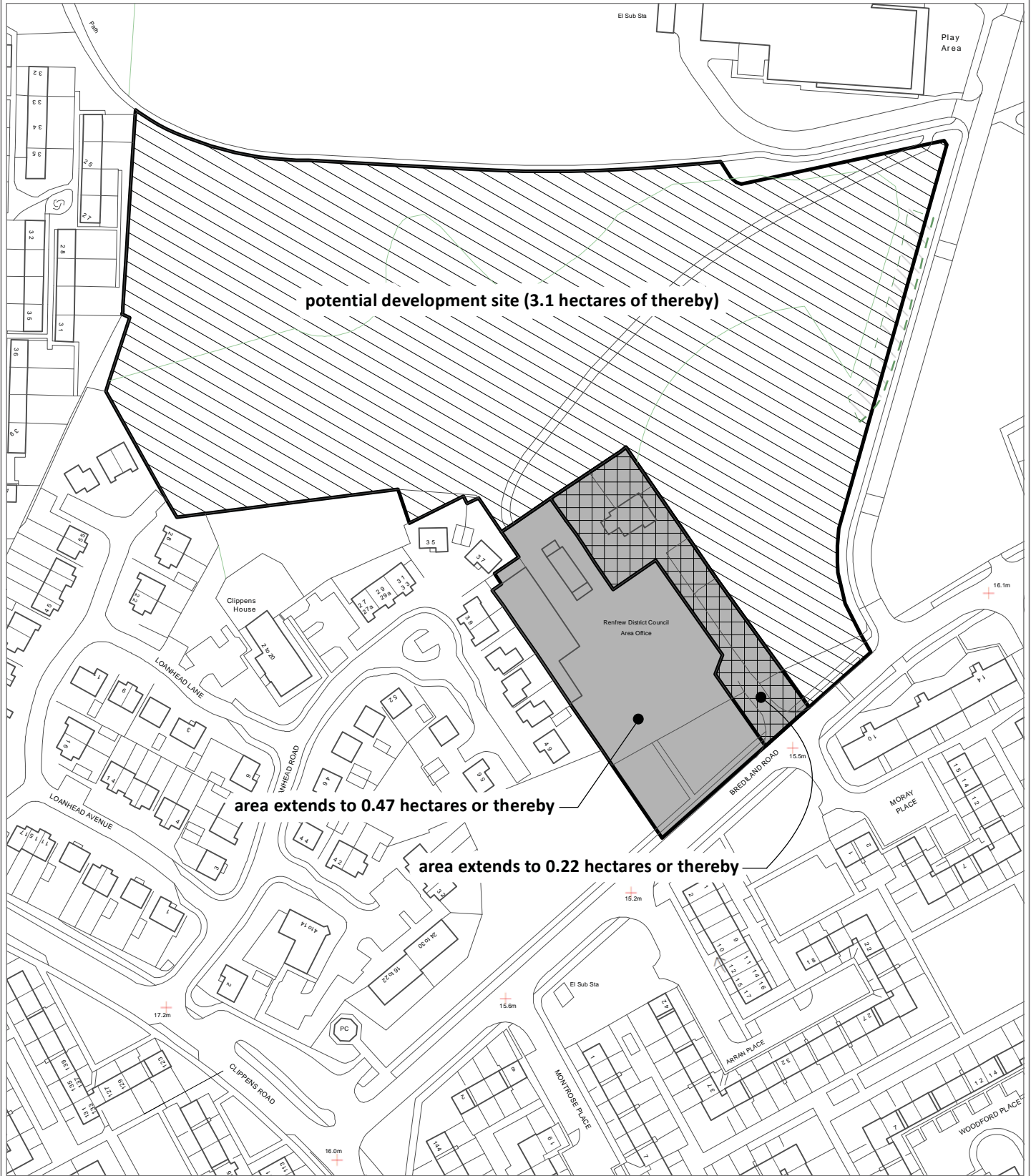
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Land at Brediland Road, Linwood

Report Plan Ref. E2515A



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