

To: Planning & Property Policy Board

On: 8 November 2016

Report by: Director of Finance & Resources

Heading: Carbrook Street, Paisley – Community Asset Transfer Request

1. Summary

The purpose of this report is to

- 1.1 Provide an update on the request for a Community Asset Transfer, received from Paisley West & Central Community Council.
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2. Recommendations

It is recommended that the Board

- 2.1 authorise the Head of Property Services to continue discussions with Paisley West & Central Community Council regarding their proposal to create a Community Garden within the site of the former Child Guidance Centre, Carbrook Street, Paisley, in order to agree terms and conditions as considered necessary by the Head of Property Services and the Head of Corporate Governance to protect the Council's interest.
- 2.2 note that the Council has received this request and is treating it as a Stage 1 application in terms of the Council's existing Community Asset Transfer Policy.
- 2.3 note that the Board can anticipate that it will be asked to consider a future Stage 2 application for this site at a later date.

3. **Background**

- 3.1. The land shown on the attached plan (E2507) is the site of the former Child Guidance Centre, Carbrook Street, Paisley, and extends to 0.33 hectares or 0.82 acres or thereby. The Community & Family Care Policy Board, at its meeting on the 31 May 2005, identified this site as surplus to operational requirements. The buildings on site were subsequently demolished and the site was marketed for residential development in 2006/2007.
- 3.2. Following a period of marketing, a closing date was set and several offers were received. Negotiations progressed with the preferred bidder and a price adjustment was agreed relating to site, specific conditions. The Council meeting on 26 June 2008 approved the sale of this site to the chosen developer.
- 3.3. Following the collapse of the property market, the developer went into liquidation in January 2011 and the proposed sale of this site collapsed. This has been a stalled site since then.
- 3.4. The Council received an initial request from Paisley West & Central Community Council in June 2016 regarding the creation of community growing grounds within this site.
- 3.5. The Community Council plan to operate this site in conjunction with the West End Growing Grounds Association, along similar lines to the established site at Sutherland Street, Paisley.
- 3.6. The Community Council has leafleted 550 local households seeking confirmation of their support. More than 70 positive responses were received and 43 of those confirmed an interest in securing a plot.
- 3.7. The Community Council has carried out discussions with Planning and confirmed that there are no restrictions which would prohibit the site being used as a community garden.
- 3.8. An application for a stalled spaces grant has been lodged by the Community Council. If successful this grant will fund a Design & Development Consultancy, the first phase of ground preparation and the manufacture and installation of 20 raised beds.
- 3.9. The outcome of the Design & Development Consultancy, together with additional community consultation will be used to define the layout and use of the remaining ground and the associated further grant applications.
- 3.6. Heads of Terms have yet to be discussed for the possible transfer of the site and will be progressed following receipt of additional information from the Community Council and the outcome of their grant application.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** –
 - a. **Children and Young People** – A stalled space will be improved and developed for the Community at large.
 - b. **Community Care, Health & Wellbeing** – The creation of growing grounds will allow the Community Council to take forward health related activities for the benefit of the local community.
 - c. **Empowering our Communities** – The growing grounds will be operated by a community group who will be able to improve the area for the benefit of the local community.
4. **Legal** – Conclusion of a contract with Paisley West and Central Community Council following agreement on terms for the asset transfer and subject to further Council Board Approval.
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
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** – Not Applicable.
9. **Procurement** –Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

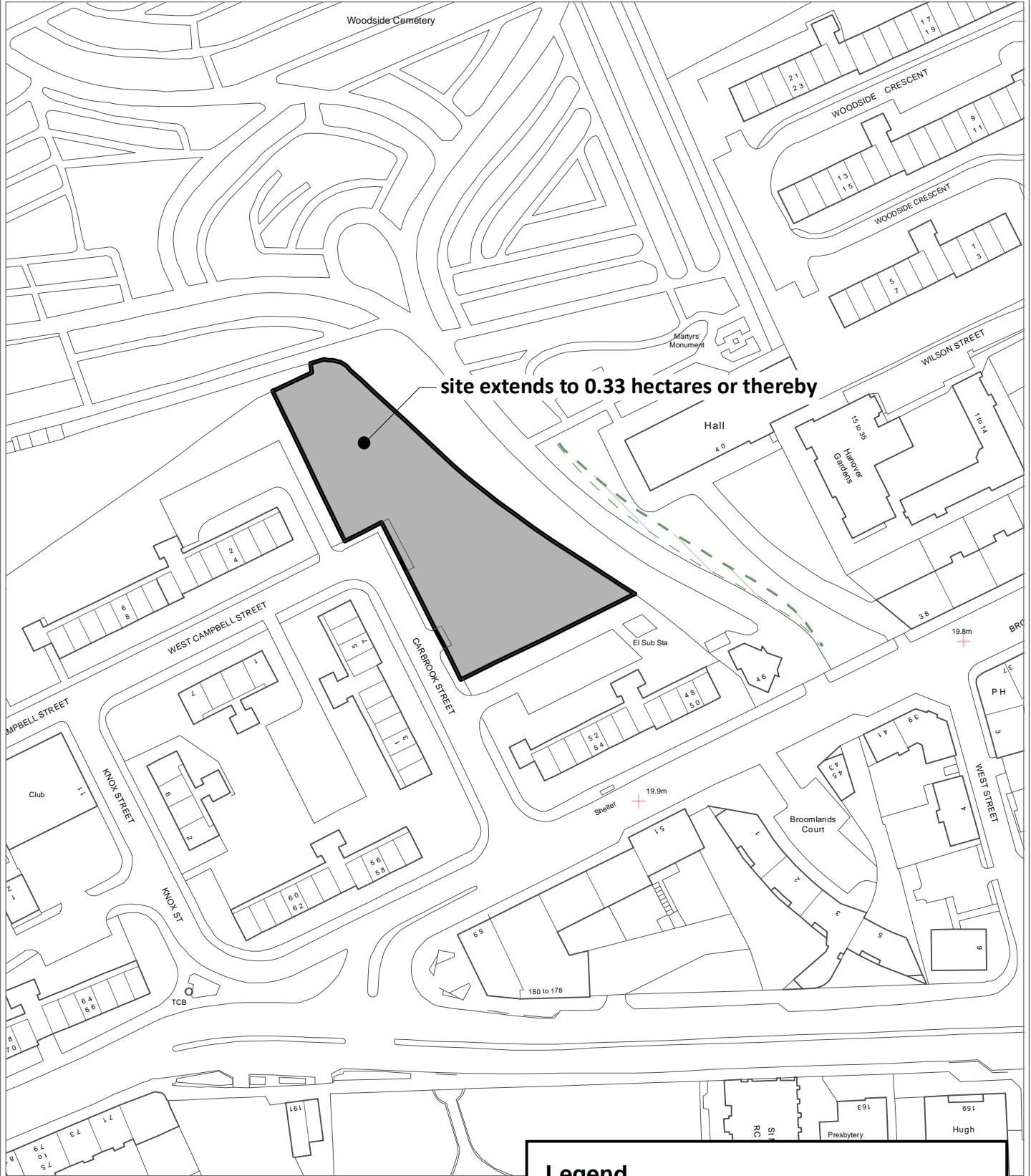
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Site at Carbrook Street, Paisley Report / Disposal Plan Ref. E2507



Notes:

Legend

 Area to be disposed extends to 0.33 hectares or thereby