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|-------------------------|---|--------------------|-----------------------|
| <b>Report To:</b>       | <b>Environment &amp; Regeneration Committee</b>         | <b>Date:</b>       | <b>25 August 2022</b> |
| <b>Report By:</b>       | <b>Interim Director, Environment &amp; Regeneration</b> | <b>Report No:</b>  | <b>ENV032/22/SJ</b>   |
| <b>Contact Officer:</b> | <b>Audrey Galloway</b>                                  | <b>Contact No:</b> | <b>01475 712102</b>   |
| <b>Subject:</b>         | <b>Property Asset Management - Public</b>               |                    |                       |

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## **1.0 PURPOSE AND SUMMARY**

1.1  For Decision  For Information/Noting

1.2 The purpose of this report is to request Committee to declare the former Neil Street Children's Home and the former Glenbrae Children's Centre as surplus to requirements and to seek authority to place same on the open market for sale.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that Committee declares the former Neil Street Children's Home and the former Glenbrae Children's Centre surplus to requirements and grants delegated authority to the Interim Director Environment and Regeneration to place the same on the open market for sale, thereafter to set a closing date when the level of interest justifies it and notes that a further report will be brought before this Committee with a recommendation to accept whichever offer is deemed to provide the greatest economic benefit to the Council.

**Stuart Jamieson**  
**Interim Director, Environment & Regeneration**

### 3.0 BACKGROUND AND CONTEXT

#### Former Neil Street Children's Home

- 3.1 The client service reported on the future operating model of the children's Homes in 2009 at which time they advised that the old homes were aging and no longer fit for purpose. Since then a programme of new build children's homes has been underway. The last of these, Crosshill House, is due to complete in August 2022. The former Neil Street Children's Home is currently in use as temporary decant accommodation for the Crosshill residents and will be vacated when the new facility is operational.
- 3.2 Following the transfer of the residents to the new facility, as the former Neil Street property will be vacant, authority is sought to declare it as surplus to requirements, to grant authority to place same on the open market for sale, set a closing date when the level of interest justifies it and return to this Committee with recommendations to sell the property for what is considered to give the best economic value to the Council. The site is shown on the plan at **Appendix 1**.

#### Former Glenbrae Children's Centre

- 3.3 The Council's programme of investment across the school estate included a number of early years facilities and this investment was co-ordinated with the Scottish Government commitment to the expansion of Early Learning & Childcare. The former Aberfoyle Road offices were the subject of conversion and comprehensive refurbishment to provide accommodation for Glenbrae Children's Centre as this property was more suitable than their existing facility. The new Glenbrae facility opened in 2018.
- 3.4 Since then, the former Glenbrae Children's Centre has been used as decant accommodation for Hillend Children's Centre and most recently for storage to support the completion of the remaining school estate and early years capital projects. All remaining projects have now been completed and the former Glenbrae building is currently vacant with no anticipated future use. As such, Committee is asked to declare the property as surplus to requirements, to grant authority to place same on the open market for sale, set a closing date when the level of interest justifies it and return to this Committee with recommendations to sell the property for what is considered to give the best economic value to the Council. The site is shown on the plan at **Appendix 2**.

### 4.0 PROPOSALS

- 4.1 Subject to the Committee's approval of the recommendations in this report, Officers propose to progress marketing of the former Neil Street Children's Home and the former Glenbrae Children's Centre and bring a future report to the Committee on outcome of same, all as detailed above.

### 5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

| SUBJECT                           | YES | NO | N/A |
|-----------------------------------|-----|----|-----|
| Financial                         | x   |    |     |
| Legal/Risk                        |     | x  |     |
| Human Resources                   |     | x  |     |
| Strategic (LOIP/Corporate Plan)   |     | x  |     |
| Equalities & Fairer Scotland Duty |     | x  |     |

|  |  |   |  |
|--|--|---|--|
| Children & Young People's Rights & Wellbeing |  | x |  |
| Environmental & Sustainability               |  | x |  |
| Data Protection                              |  | x |  |

## 5.2 Finance

### One off Costs

| Cost Centre   | Budget Heading | Budget Years | Proposed Spend this Report | Virement From | Other Comments |
|---|----------------|--------------|----------------------------|---------------|----------------|
| Capital Fund – Former Neil Street Children's Home, Greenock | Sale of        | 2023/24      | TBC                        |               |                |
| Capital Fund – Former Glenbrae Children's Centre            | Sale of        | 2023/24      | TBC                        |               |                |

### Annually Recurring Costs/ (Savings)

| Cost Centre | Budget Heading | With Effect from | Annual Net Impact | Virement From (If Applicable) | Other Comments |
|-------------|----------------|------------------|-------------------|-------------------------------|----------------|
| N/A         |                |                  |                   |                               |                |

## 5.3 Legal/Risk

None.

## 5.4 Human Resources

None.

## 5.5 Strategic

None.

## 5.6 Equalities and Fairer Scotland Duty

### (a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

|   |   |
|---|---|
|   | YES – Assessed as relevant and an EqlA is required.   |
| X | NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, assessed as not relevant and no EqlA is required. Provide any other relevant reasons why an EqlA is not necessary/screening statement. |

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

|   |  |
|---|--|
|   | YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed. |
| X | NO – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.    |

5.7 **Children and Young People**

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

|   |   |
|---|---|
|   | YES – Assessed as relevant and a CRWIA is required.   |
| X | NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights. |

5.8 **Environmental/Sustainability**

Has a Strategic Environmental Assessment been carried out?

|   |   |
|---|---|
|   | YES – assessed as relevant and a Strategic Environmental Assessment is required.  |
| X | NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented. |

5.9 **Data Protection**

Has a Data Protection Impact Assessment been carried out?

|   |
|---|
|   |
| X |

YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

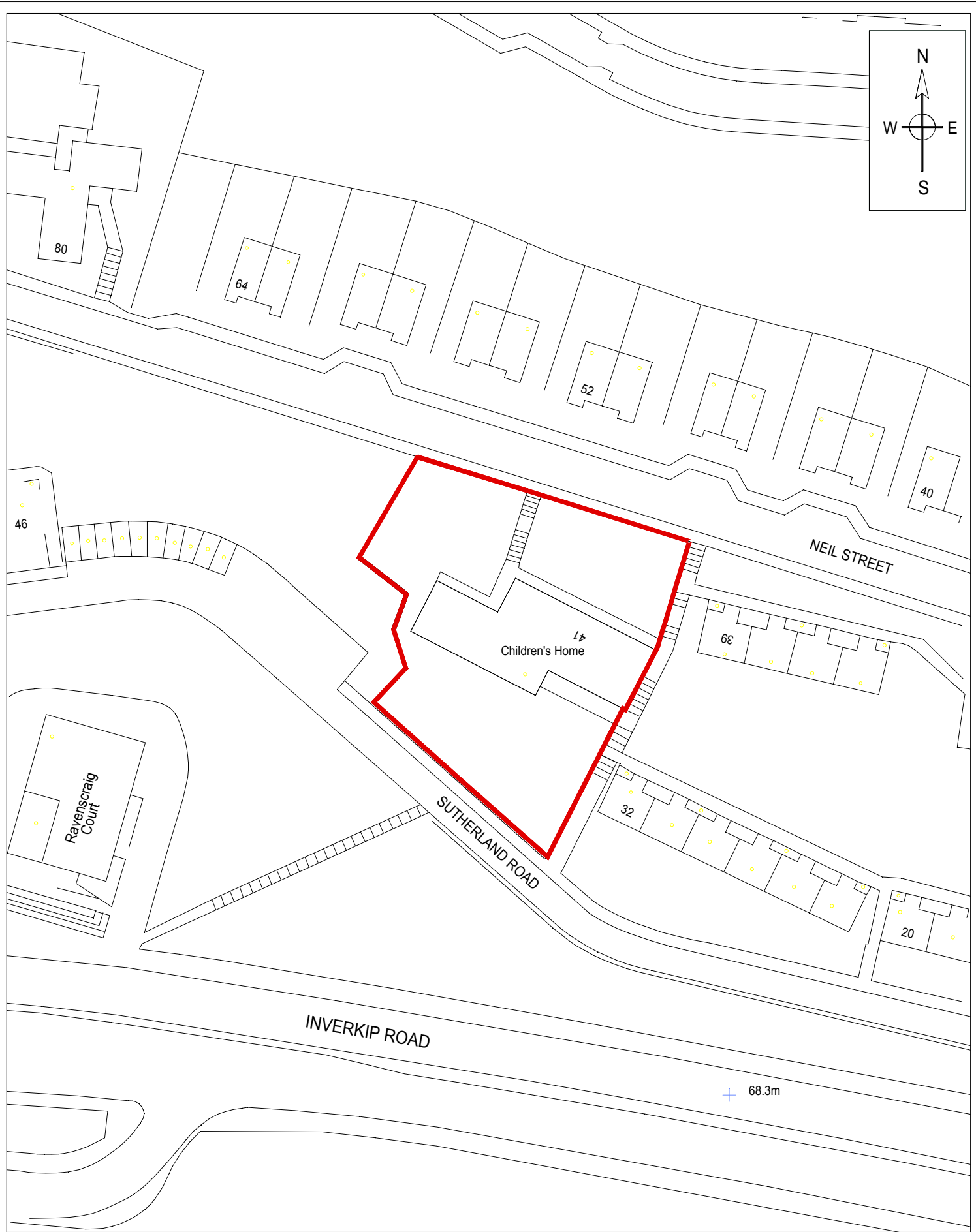
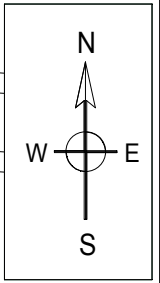
NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

## **6.0 CONSULTATION**

6.1 The report has been prepared following consultation with Legal & Democratic Services and Finance Services.

## **7.0 BACKGROUND PAPERS**

7.1 None.



Neil Street Children's Home

**Appendix 1**

SCALE: 1:750

DRAWN BY:

DATE 03/08/2022

Originating Group:

Drawing No.

Neil Street Children's Home, Greenock



## Appendix 2

|                    |           |             |
|--------------------|-----------|-------------|
| SCALE: 1:1250      | DRAWN BY: | DATE        |
| Originating Group: |           | Drawing No. |

**THIS PLAN IS INDICATIVE ONLY.**