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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b> <b>30/08/2012</b>
<b>Report By:</b>	<b>Corporate Director Regeneration and Resources</b>	<b>Environment Report No: R255/12/AF/GF</b>
<b>Contact Officer:</b>	<b>Gordon Fisher</b>	<b>Contact No: 01475 712495</b>
<b>Subject:</b>	<b>Proposals for School Estate Sites</b>	

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of proposals for the disposal of the various sites in the Council's ownership, and the interim management of the vacant sites until a disposal is effected.

## 2.0 SUMMARY

- 2.1 The Council has a number of sites which have become surplus to requirements largely as a part of the School Estates management plan. (Appendix A) This Appendix also shows current proposals for each site. These sites are of significance to the economic wellbeing of the Inverclyde area. It is considered important for the future use of these sites and the method of disposal to be carefully considered to ensure that they bring about the most benefits to the area, not only in monetary terms to the Council, but to the overall wellbeing of the Council Area.
- 2.2 There are other influences and liabilities incumbent on the Council imposed by Government policies, and these sites have to be considered in the context of these other pressures..
- 2.3 The Property Assets Team (PAT) is in continuing discussion with colleagues in planning and housing in relation to these sites and their place in the overall housing strategy for the area, the emerging Local Plan, and the Scottish Government policy and guidance contained in the Housing Acts; LHS Guidance the new style Inverclyde LHS approved in October 2011; and the latest SHIP Guidance, approved and submitted to Scottish Government in March 2012. Table 4 of the new SHIP Guidance requires local authorities to make clear what contribution they intend to make to assist the delivery of affordable housing in their area. This is of particular significance in an authority such as Inverclyde with no housing stock of its own.
- 2.4 It is also important that the interim use of the sites be considered. Where for example there are facilities which could be used by the community such as football pitches, the use of these should be maintained. It is also important that the sites do not become an eyesore.

## 3.0 RECOMMENDATIONS

It is recommended that the Committee:

1. Notes the proposals for the disposal of Council sites outlined in this report, and the varying and diverse interests which will impinge upon any decisions on proposals brought forward for disposal.
2. Confirms the sites as surplus to requirements and consents to the marketing and promotion of these sites to the bodies as identified in the report.

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3. Notes that any definite proposals for the disposal of any specific site will be brought back to this Committee for its approval.
  4. Notes the proposals for the interim management and use of the sites pending disposal.

Andrew Gerrard  
Head of Property Assets & Facilities Management

## **4.0 BACKGROUND**

- 4.1 As a result of the School Estate management plan, a number of sites have become available for disposal. Any receipts arising from disposals were identified in the original plan as income which would assist with paying for the School Estates programme however the economic climate has changed dramatically since these initial estimates were made, and the level of revenue now expected is much reduced. The market remains at a level much below its peak mid 2008. All forecasts for the property industry are indicating that it will be at least the end of this decade before there will be any recovery. It is not considered justifiable to hold back sites for that length of time in the hope of improved receipts.
- 4.2 Consultations with colleagues in Planning confirm that all of the sites lie within areas where the predominant use is for housing, and it is not expected that any other uses would be considered suitable, with the exception of community uses. Any individual applications for any other uses would be considered on their merits.
- 4.3 There is some pressure from the Scottish Government to release sites for affordable housing use, at restricted or nil cost, and for this to be considered as Inverclyde Council's contribution towards the provision of affordable housing for the Council Area. Any such proposal will require to be supported by a business case to be provided by the Housing section of Safer Communities.
- 4.4 In the current economic climate, and given the locations, it is considered unlikely that many of the sites will attract interest from a developer who would wish to provide private dwellings. That is not to say that there could not be a mixture of tenure provided on any site, as units offered for shared or outright ownership can still be classed as affordable.

## **5.0 PROPOSAL**

- 5.1 It is proposed to prepare outline details of each site with site plans and Planning Briefs, and firstly forward to RCH who will confirm their interest or otherwise in any of them. Should they decline to take forward an interest in any of the sites, these can be offered to a wider market. Any community interests in any sites can be identified and pursued before exposing the sites to the wider market.
- 5.2 Marketing will take place by use of the Council's website, and advertising in the local and national press, i.e. Greenock Telegraph and Glasgow Herald. Direct marketing will go to the other RSL's active in the area, and other organisations who have also indicated a willingness to be actively involved in providing housing within Inverclyde.
- 5.3 Whilst sites are being marketed, it is proposed that where there are facilities suitable for community use, these would continue to be made available as at present, although where buildings are demolished, there may not be such as changing facilities, floodlights etc. Where buildings have been demolished, the area will be left in a tidy condition with topsoil and grass finish. Management of these areas will ensure the sites do not become untidy and turn into an eyesore.
- 5.4 In all cases, any detailed proposals for any site, with attached business case where appropriate, will be brought back to this committee for a decision.
- 5.5 It should also be emphasised that there is no compulsion on the Council to sell any site if the overall proposal does not meet with expectations.

## 6.0 CONSULTATIONS

### 6.1 Financial Services – One Off Costs

There are no specific costs associated with this proposal. Any costs will be recovered from purchasers in the normal manner. Receipts will be transferred to the Capital Fund. However, where self-build options are to be developed a further report would be required to address the funding of advance infrastructure works.

Cost Centre	Budget Heading	Budget Year	Proposed spend This Report	Virement From	Other Comments

### Financial Services – Annually Recurring Costs / (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From	Other Comments

6.2 The Head of Legal and Democratic Services has been consulted on the contents of this report.

6.3 The Chief Financial Officer has been consulted and is in agreement with the recommendations of this report.

## Appendix A - SCHOOL ESTATE SITES

### Summary

SCHOOL	AVAILABLE	SIZE (Ha)	SIZE (Ac)	EST. UNITS	POTENTIAL	COMMENTS
Barmoss	NOW	0.29	0.72		Restricted	Small site not likely to appeal to RSL.
St Gabriel's	NOW	1.33	3.29	25	RSL	Considered good quota site. Business case to be prepared by Housing. Competing Community interest.
King's Glen	NOW	2.58	6.38	60	Private/RSL	Considered good quota site. Business case to be prepared by Housing.
Wellington	NOW	1.1	2.72	50	RCH	Being actively considered by RCH. Higher density with some flats. Competing Community Interest
Ravenscraig	NOW	1.124	2.78	24	OTHA	
Highlanders	NOW	0.3	0.74	40	Private/CHA or Link	Possible flat conversion or redevelopment. Housing consider this as a good Quota site.
St Stephen's HS	2013/14	6.46	15.96	100	Private/Link	Probable mixed tenure site. Large strategic Site. Good quota site.
Mearns Centre	2013/14	0.41	1.01	30	RCH	Any receipt allocated to St Lawrence refurb. Possible RCH combined with Wellington. Competing Community Interest.

Plans of each site are attached

## **Barmoss**

### **Location**

This is a small site located on the east side of Auchenbothie Road, immediately to the south of Boglestone community Centre, library and Medical Centre, with a church immediately to the south of that. Otherwise, the surrounding area is largely of Local Authority style housing.

### **Description**

The site is regularly shaped and sloping, although not sufficiently severe to limit development. The former building has been removed and the site is currently under shrubs and grass.

### **Site Area**

The site extends to 0.29 Hectares (0.79 Acres)

### **Planning**

The current Local Plan, adopted on 31<sup>st</sup> January 2006, shows the site is covered by policies H1, H8 and H11, which would indicate that residential development would be the most acceptable alternative use.

### **Special Assumptions**

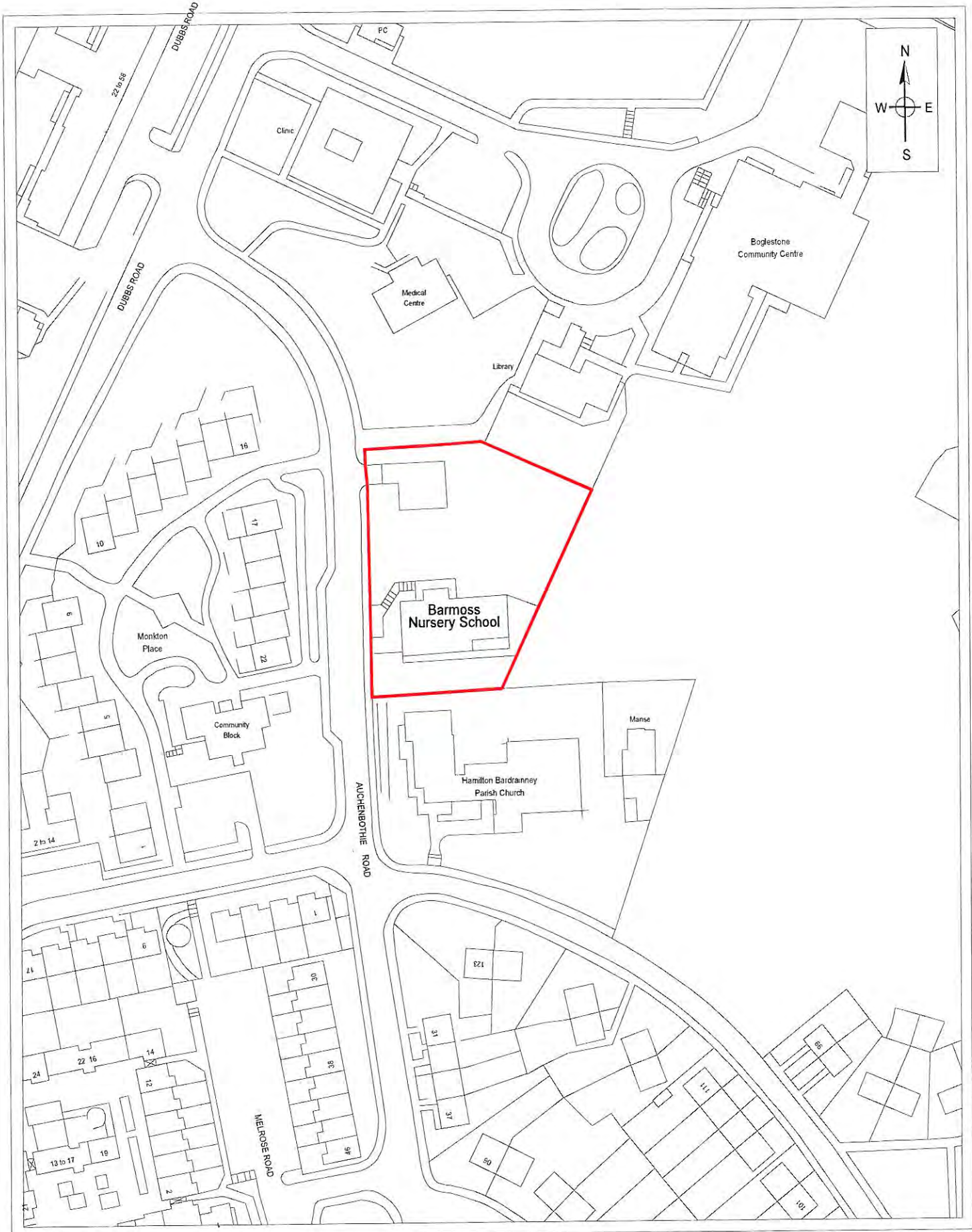
There are no special assumptions associated with this site.

### **Prospective Use**

Given the restricted area provided by this site it is not considered likely that it will be of interest to an RSL. The location is such that it might be of interest to a small local builder who could provide a small number of units for sale, but this is not considered likely in the current financial climate. Might suit servicing to provide self build plots, but initial funding would require to be sourced.

### **Interim Use**

There are no proposals for interim use of this site.



The area shown outlined extends to 0.29 Hectares or thereby.

**THIS PLAN IS INDICATIVE ONLY**

<b>Barmoss Nursery School, Auchenbothie Road, Port Glasgow</b>	
SCALE 1:1250	DRAWN BY
Originating Group:	DATE 27/06/2011
	Drawing No. barmoss



## **St. Gabriel's**

### **Location**

This site lies between Braeside Road to the north and Juno Terrace to the south, in the Braeside area of Greenock, on the western flank of the town. The surrounding area comprises of local authority style housing.

### **Description**

The site is long and narrow in shape and whilst generally level to the western end, increases in slope towards the eastern end where the slope will restrict development. Demolition of the former building has been completed and the site is currently being tidied up.

### **Site Area**

The site extends to 1.33 Hectares (3.29 Acres)

### **Planning**

The current Local Plan, adopted on 31<sup>st</sup> January 2006, shows the site is covered by policies H1, H8 and H11, which would indicate that residential development would be the most acceptable alternative use.

### **Special Assumptions**

There are no special assumptions associated with this site.

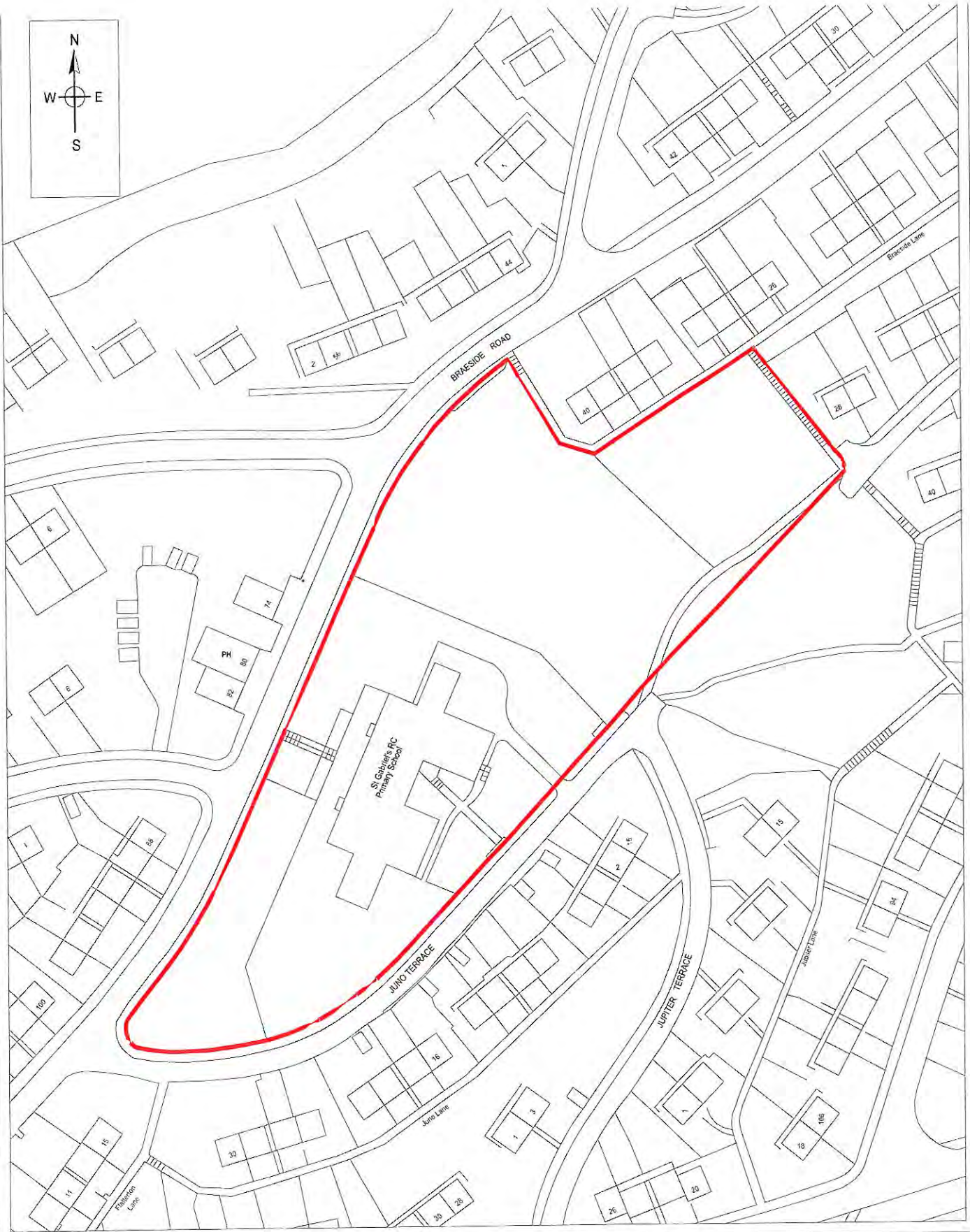
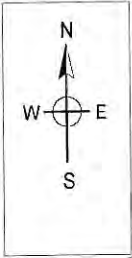
### **Prospective Use**

The location of the site suggests its use as an affordable housing site and it is of a size to appeal to an RSL. RCH are actively engaged nearby in Larkfield so are less likely to consider this one, allowing one of the other RSL's to bid. There is not likely to be a private interest in the site. The local community would like an open space play area on all or part of the site and consultations should be entered into at early course to see if there is a way to accommodate their wishes.

### **Interim Use**

There are no proposals for interim use of this site other than to allow use of the former playground on a casual basis. Steps will be taken to landscape and maintain the site until disposal or other use takes over.





The area shown outlined in red extends to 1.328 Hectares or thereby.

**THIS PLAN IS INDICATIVE ONLY.**

### St. Gabriel's Primary School, Greenock Title

SCALE 1:1250	DRAWN BY	DATE 7.6.2011
Originating Group		Drawing No

## **Kings Glen**

### **Location**

The site is located on the east side of Cardross crescent immediately to the north of the B788 Kilmacolm road, in the Bridgend District of Greenock, approximately 1.5 miles south east of Greenock Town Centre. The immediate area is of predominantly Local Authority style Housing with associated open space.

### **Description**

The site is regularly shaped to three frontages although the eastern end is irregular where it adjoins open space. The original topography is sloping, although the school development has created level platforms suitable for future development. Demolition of the school is being progressed, although the former janitor's house is being retained meantime.

### **Site Area**

The combined site extends to 2.58 Hectares (6.38 Acres). Open space requirements in the local plan and the topography will reduce the developable area to approximately 5.5 Acres.

### **Planning**

The current Local Plan, adopted on 31<sup>st</sup> January 2006, shows the site is covered by policies H1, H8 and H11, which would indicate that residential development would be the most acceptable alternative use.

### **Special Assumptions**

It is assumed that any development of this site will require a new access from Kilmacolm Road.

### **Prospective Use**

The location of the site suggests its use as an affordable housing site and it is of a size which will probably require a development partnership, including RSL's and private developers, providing a mixture of tenures. Part of the site could be considered for provision of a small number of serviced plots for self build. Consideration can also be given to retaining a site for future provision of a children's home.

### **Interim Use**

There are no proposals for interim use of this site. Steps will be taken to maintain the site in a tidy condition until disposal.





## **Wellington**

### **Location**

The site is bounded to the north by Wellington Street, to the west by Ann Street and to the south by Dempster Street. The eastern Boundary comprises back courts of tenement dwellings which in turn front Mearns Street. The site lies approximately 1/3 mile south of the town centre in the Broomhill area of Greenock. The surrounding area is residential in character, comprising a mixture of traditional tenements, and both local authority style and private flatted developments, some of relatively recent origin. RCH are in course of finalising comprehensive redevelopment plans for the area.

### **Description**

The site is regularly shaped. The original topography slopes up from Wellington Street, although the school development has created level platforms suitable for future development. Demolition of the school is complete.

### **Site Area**

The site extends to 1.1 Hectares (2.72 Acres).

### **Planning**

The current Local Plan, adopted on 31<sup>st</sup> January 2006, shows the site is covered by policies H1, H8 and H11, which would indicate that residential development would be the most acceptable alternative use.

### **Special Assumptions**

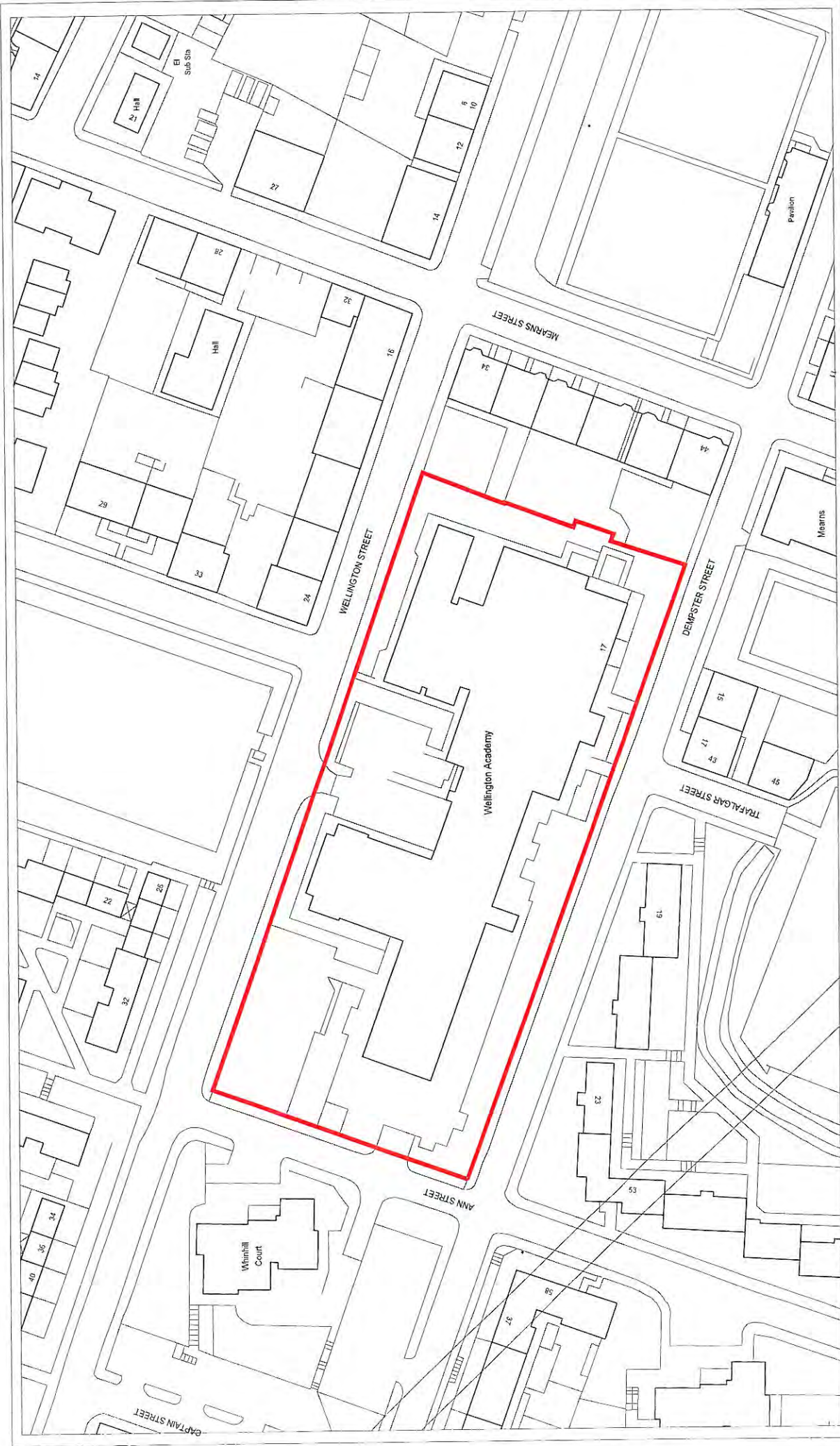
There are no special assumptions for this site.

### **Prospective Use**

RCH are actively looking to an acquisition of this site in line with the stock transfer agreement, and there has been community interest in using part of the site, although that has faded recently. It is probable that this site will be for residential development as part of RCH's overall proposals for the area.

### **Interim Use**

There are no proposals for interim use of this site. Steps will be taken to maintain the site in a tidy condition until disposal.



# Wellington Academy, Greenock

The area shown outlined in red extends to 1.096 Hectares or thereby.

SCALE: 1:1250  
 (Originality Copy)

DRAWN BY:

DATE: 07/06/2011  
 (Drawing No.)

wel.acad

**THIS PLAN IS INDICATIVE ONLY**

## **Ravenscraig**

### **Location**

This site lies to the north of Inverkip Road, although entered from Auchmead Road in the Larkfield area of Greenock, The new Inverclyde Academy lies to the east of Auchmead Road, otherwise the surrounding area is largely of local authority style housing, with a club to the north of the site and the new Kylemore Children's home to the west. Adjoining this site to the east is the former Larkfield Social Work site and the view is that the two should be combined and marketed as one.

### **Description**

The combined site is L-shaped and gently sloping which is not considered to restrict development. All buildings have been cleared and the site is under grass and shrubs. Access is available from both Auchmead Road and Burns Road making it a more desirable development proposition.

### **Site Area**

The combined site extends to 1.12 Hectares (2.78 Acres)

### **Planning**

The current Local Plan, adopted on 31<sup>st</sup> January 2006, shows the site is covered by policies H1, H8 and H11, which would indicate that residential development would be the most acceptable alternative use.

### **Special Assumptions**

There are no special assumptions associated with this site.

### **Prospective Use**

The location of the site suggests its use as an affordable housing site and it is of a size to appeal to an RSL. RCH are actively engaged nearby in Larkfield so are less likely to consider this one, allowing one of the other RSL's to bid. There is the possibility of interest from a private developer and some non residential use of the front part of the site, non retail, could be considered, subject to planning approval.

### **Interim Use**

There are no proposals for interim use of this site. Steps will be taken to maintain the site in a tidy condition until disposal.





Area shown hatched extends to 1.124 Hectares or thereby.

**THIS PLAN IS  
INDICATIVE ONLY.**

SCALE 1:1250 DRAWN BY  
Originating Group

DATE 15/9/2012  
Drawing No  
rev-4062



## **Highlander's Academy**

### **Location**

This site is bounded to the north by Wellington Street, to the east by Mount Pleasant Street and to the south by Dempster Street. The surrounding area is residential in character, generally of tenemental type properties with new build flats to the Wellington Street frontage. Tenure is mixed. The site lies approximately a half mile to the south and west of the Town Centre.

### **Description**

The site is regularly shaped and the original building remains as it is considered to provide a suitable opportunity for conversion into flats. The original topography is sloping steeply upwards from Wellington Street, with the current building being split level. Future developments could use the site in a similar manner.

### **Site Area**

The combined site extends to 0.3 Hectares (0.74 Acres)

### **Planning**

The current Local Plan, adopted on 31<sup>st</sup> January 2006, shows the site is covered by policies H1, H8 and H11, which would indicate that residential development would be the most acceptable alternative use.

### **Special Assumptions**

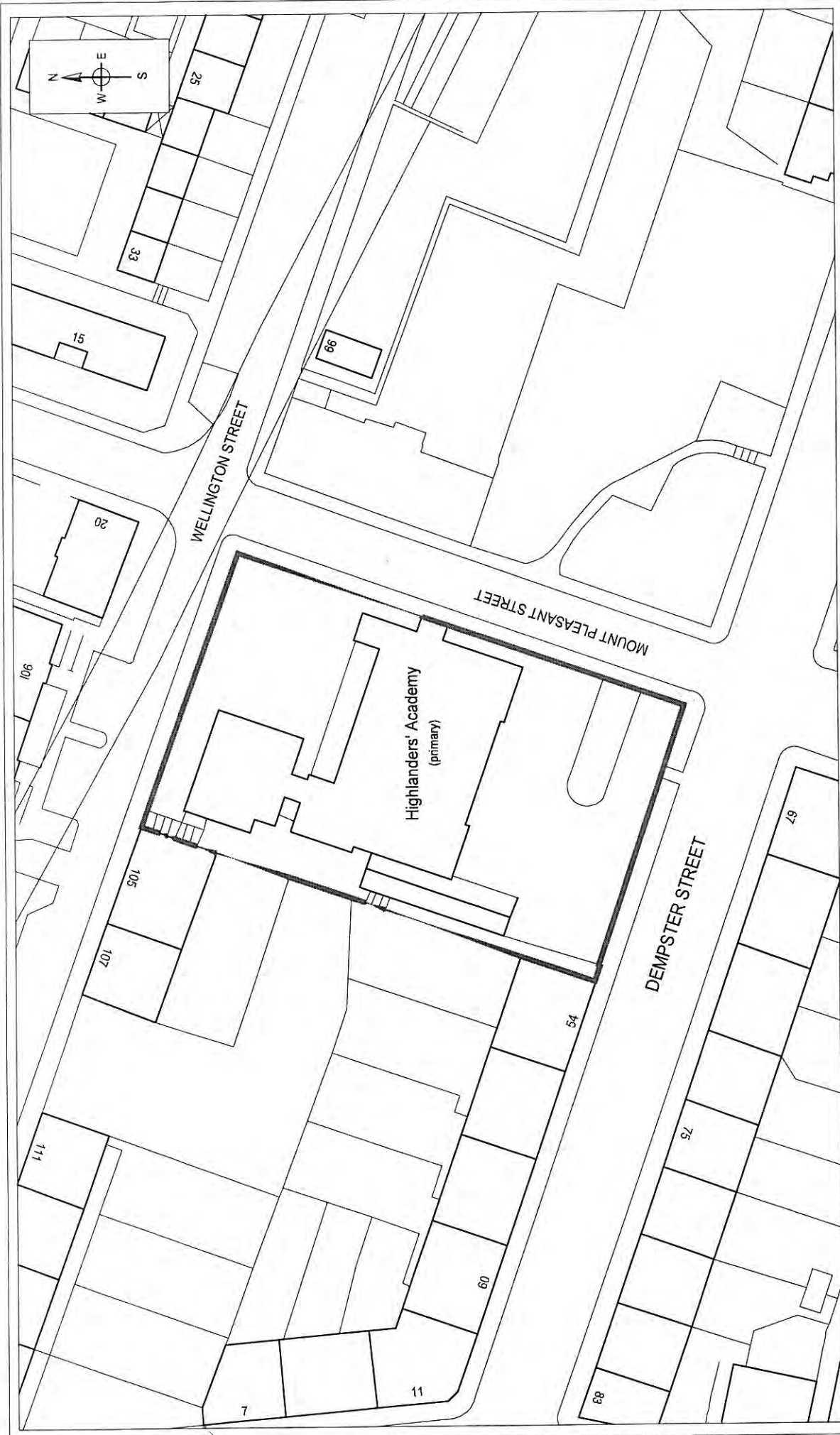
There are no special assumptions associated with this site.

### **Prospective Use**

The surrounding area suggests this site should be popular as a residential development site, and the buildings are similar to many which have been converted into flats in the past, although in better financial climate. Any prospective development could retain the buildings, demolish and rebuild, or a mixture of both. The building is not listed. There is a good prospect of private interest in this site.

### **Interim Use**

There are no proposals for interim use of this site. Steps will be taken to maintain the site until disposal. Security within the buildings is required. If there is no interest in a development of the retained building, demolition of the building can be reconsidered.



Highlanders Academy, Mount Pleasant Street, Greenock

Area shown outlined extends to 0.304 Hectares or thereby.

**THIS PLAN IS INDICATIVE ONLY.**

SCALE 1:750	DATE 27.06.2011
Originating User:	Drawing No. highland
DRAWN BY:	

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## **St. Stephen's High School**

### **Location**

The site lies on the north east side of the A761 Kilmacolm Road in the Broadfield/Park Farm district of Port Glasgow, approximately 2 miles south east of the town centre. The immediate area is of predominantly Local Authority style Housing with associated open space.

### **Description**

This is a large site with the main access currently taken from Southfield Avenue. The topography is steeply sloping in parts, and whilst the school development has created level platforms, it is envisaged that any further development of the site will involve considerable cut and fill to enable use of much of the site area. It is proposed to demolish the school buildings in 2013 on completion of the new Port Glasgow community campus.

### **Site Area**

The combined site extends to 6.46 Hectares (15.96 Acres) Open space requirements in the local plan and the topography will reduce the developable area to approximately 14.5 Acres.

### **Planning**

The current Local Plan, adopted on 31<sup>st</sup> January 2006, shows the site is covered by policies H1, H8 and H11, which would indicate that residential development would be the most acceptable alternative use.

### **Special Assumptions**

It is assumed that any development of this site would require a new access from Kilmacolm Road.

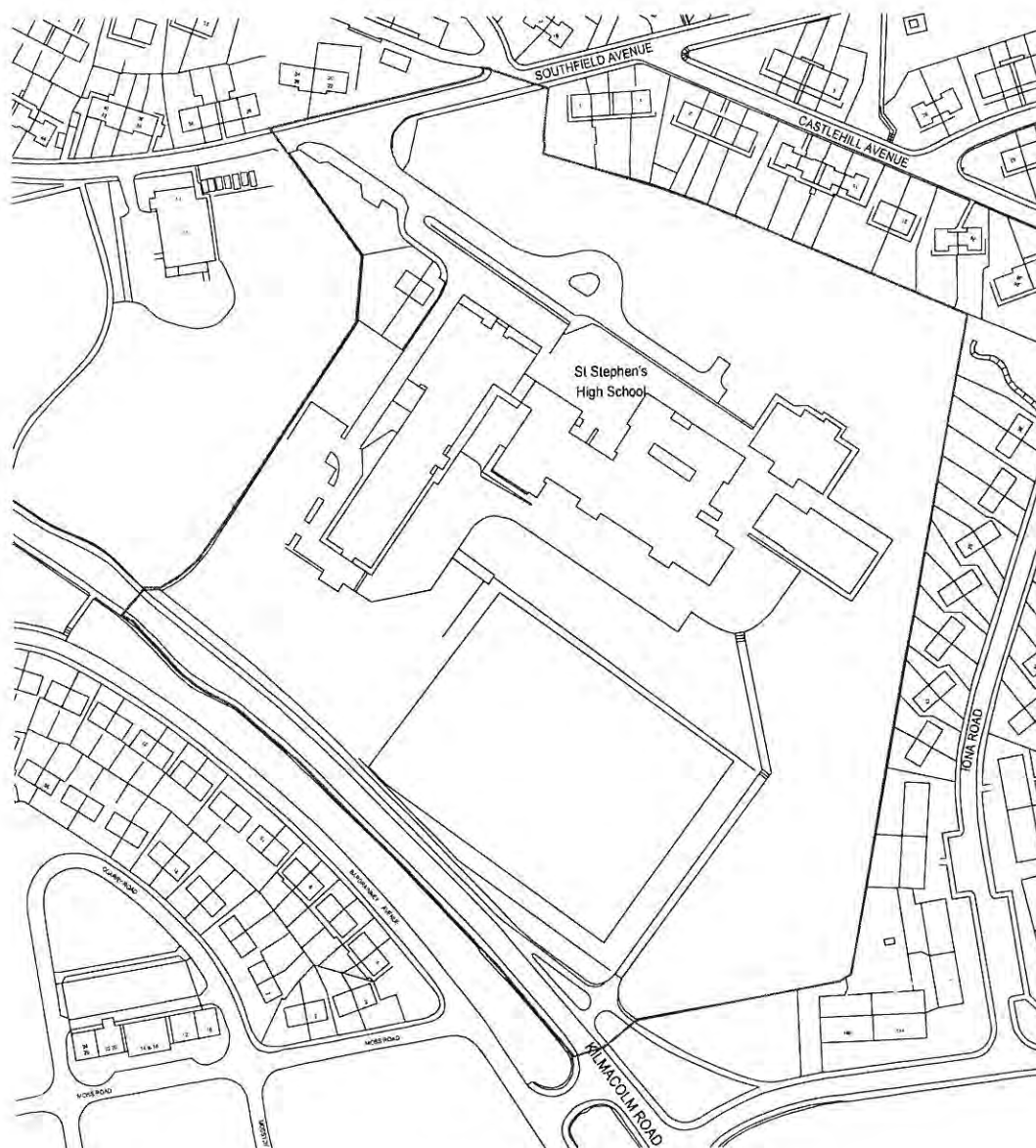
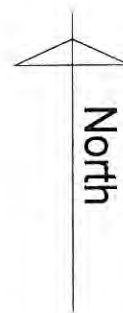
### **Prospective Use**

The location of the site suggests its use as an affordable housing site and it is of a size which will probably require a development partnership, including RSL's and private developers, providing a mixture of tenures. Part of the site could be considered for provision of a small number of serviced plots for self build. Consideration can also be given to retaining a site for future provision of a children's home.

### **Interim Use**

It is proposed that the existing all weather pitch be made available to the community although with the removal of the school, there will be no changing facilities or floodlights. Otherwise there are no proposals for interim use, and the site will be maintained in a tidy condition until disposal.

# St Stephen's High School, Port Glasgow



1:2500 Scale Plan

**Port Glasgow Schools Survey Drawing**  
Area within red border extends to 64,600 sq. m. (15.96 acres) or thereby

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Inverclyde Council  
Regeneration & Planning  
Cathcart Square  
Greenock

## **Mearns Centre**

### **Location**

The site is bounded to the north by Dempster Street and to the west by Mearns Street.. The site lies approximately 1/3 mile south of the town centre in the Broomhill area of Greenock. The surrounding area is residential in character, comprising a mixture of traditional tenements, and both local authority style and private flatted developments, some of relatively recent origin. RCH are in course of finalising comprehensive redevelopment plans for the area.

### **Description**

The site is regularly shaped and generally level although it slopes up from Wellington Street. The building is still in occupation and will be vacated once the development of St Lawrence's is complete.

### **Site Area**

The site extends to 0.41 Hectares (1.01 Acres).

### **Planning**

The current Local Plan, adopted on 31<sup>st</sup> January 2006, shows the site is covered by policies H1, H8 and H11, which would indicate that residential development would be the most acceptable alternative use.

### **Special Assumptions**

There are no special assumptions for this site.

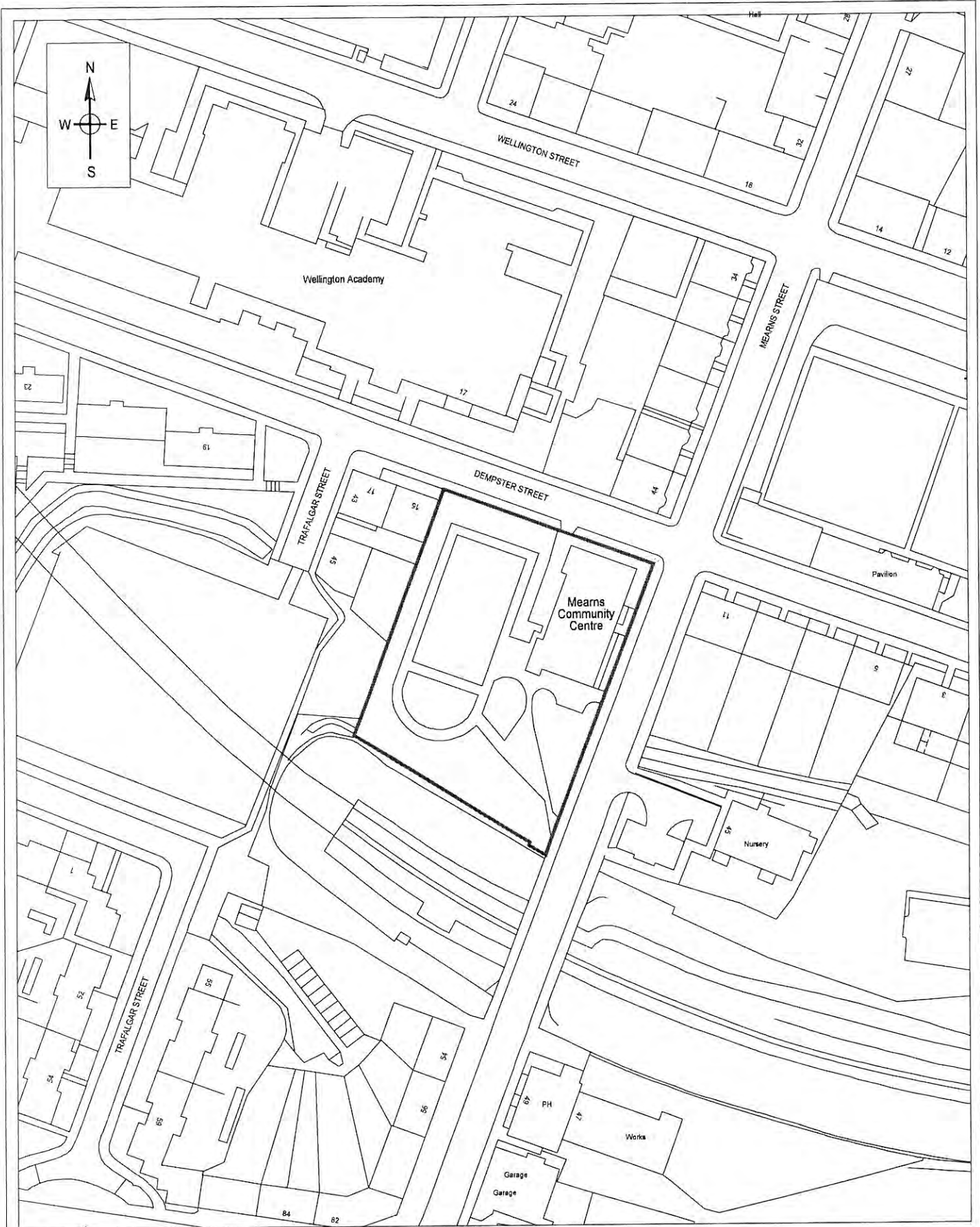
### **Prospective Use**

RCH are actively looking to an acquisition of this site in line with the stock transfer agreement. There is also community interest in using the site. It is probable that this site will be for residential development as part of RCH's overall proposals for the area.

### **Interim Use**

There are no proposals for interim use of this site. Steps will be taken to maintain the site in a tidy condition until disposal.





Area shown outlined  
 extends to 0.413 Hectares  
 or thereby.

**Mearns Centre, 46 Mearns Street, Greenock**

SCALE 1:1250  
 Originating Group

DRAWN BY

DATE 27/06/2011

Drawing No.

mearns1

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