

REPORT

To: HOUSING & SOCIAL WORK COMMITTEE		Subject: BUILDING FOR THE FUTURE PROGRAMME RE-ALLOCATION OF FORMER ST PATRICK'S PRIMARY SCHOOL, FISHER AVENUE, KILSYTH.
From: HEAD OF ENVIRONMENT & ESTATES		
Date: 13 December 2013	Ref: DMcC/90015169 Ward 1	

1. INTRODUCTION

1.1 The purpose of this report is to seek Committee approval for the re-allocation of land held by Learning & Leisure Services to Housing & Social Work Services for inclusion in the Council's New Build programme.

2. BACKGROUND

- 2.1 The site was declared surplus to operational requirements by Learning & Leisure Services on 26 August 2010.
- 2.2 At the Housing & Social Work Services Committee on 31 January 2013 it was agreed to appoint Wates Living Space as the preferred contractor to construct 30 housing units on the former St. Patrick's Primary School site.
- 2.3 Planning Permission for the development was granted on 21 February 2013.

3. DESCRIPTION

- 3.1 The site extends to 1.578 ha (3.9 acres) or thereby, as shown on the attached plan.
- 3.2 The site previously contained the school building of St Patrick's RC Primary School. This building was demolished in 2008 following construction of the new Primary School within the playing fields of the former school. The site has lain vacant since this time. The site has naturally regenerated since demolition of the school with vegetation growing over the site. The site also has a row of trees along the western and northern edge and a small pocket of trees is also located more centrally in the site.
- 3.3 The site sits to the south of existing residential properties which are at a higher level than the site and to the north of the new primary school. To the east is an area of open space with play equipment and to the west is further open space with the Garrell Burn running through it. The former school house also borders the north east corner of the site.

4. CURRENT PROPOSALS

- 4.1 It is proposed that the site is transferred from the General Services Account to the Housing Revenue Account.

- 4.2 The contractor has now carried out site investigation works and submitted an assessment of abnormal development costs. The costs relate to groundworks required to remediate poor ground conditions, soil contamination and the diversion of gas and sewer pipes. The Council's consultants have reviewed the costs and have confirmed that the costs are reasonable given the extent of the works required. The amount of abnormal development costs have been assessed at £679,350.
- 4.3 The headline value of the site has been assessed at £780,000 and therefore to competently complete this transfer, a capital sum of £100,650 is to be paid from the Housing Revenue Account to the General Services Account. The transfer sum reflects the abnormal development costs required in developing this site.

5. CORPORATE CONSIDERATIONS

- 5.1 Re-allocation of this site will allow the Service to progress its New Build programme and allow for the construction of 30 new housing units.

6. RECOMMENDATIONS

- 6.1 It is recommended that Committee:-
- (a) confirms the re-allocation of the site at Backbrae Rd / Fisher Avenue, Kilsyth, extending to 1.578 ha, formerly held by General Services to Housing and Social Work Services to satisfy current operational requirements.
 - (b) approve the transfer value of £100,650 for the site.
 - (c) a report will be submitted to Policy & Resources (Regeneration & Infrastructure) Sub-committee to approve the transfer of the site.



KENNETH WILSON
HEAD OF ENVIRONMENT & ESTATES

Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Section Manager on 01236 632667.

LOCATION PLAN - For Information Only

Title: Fisher Avenue

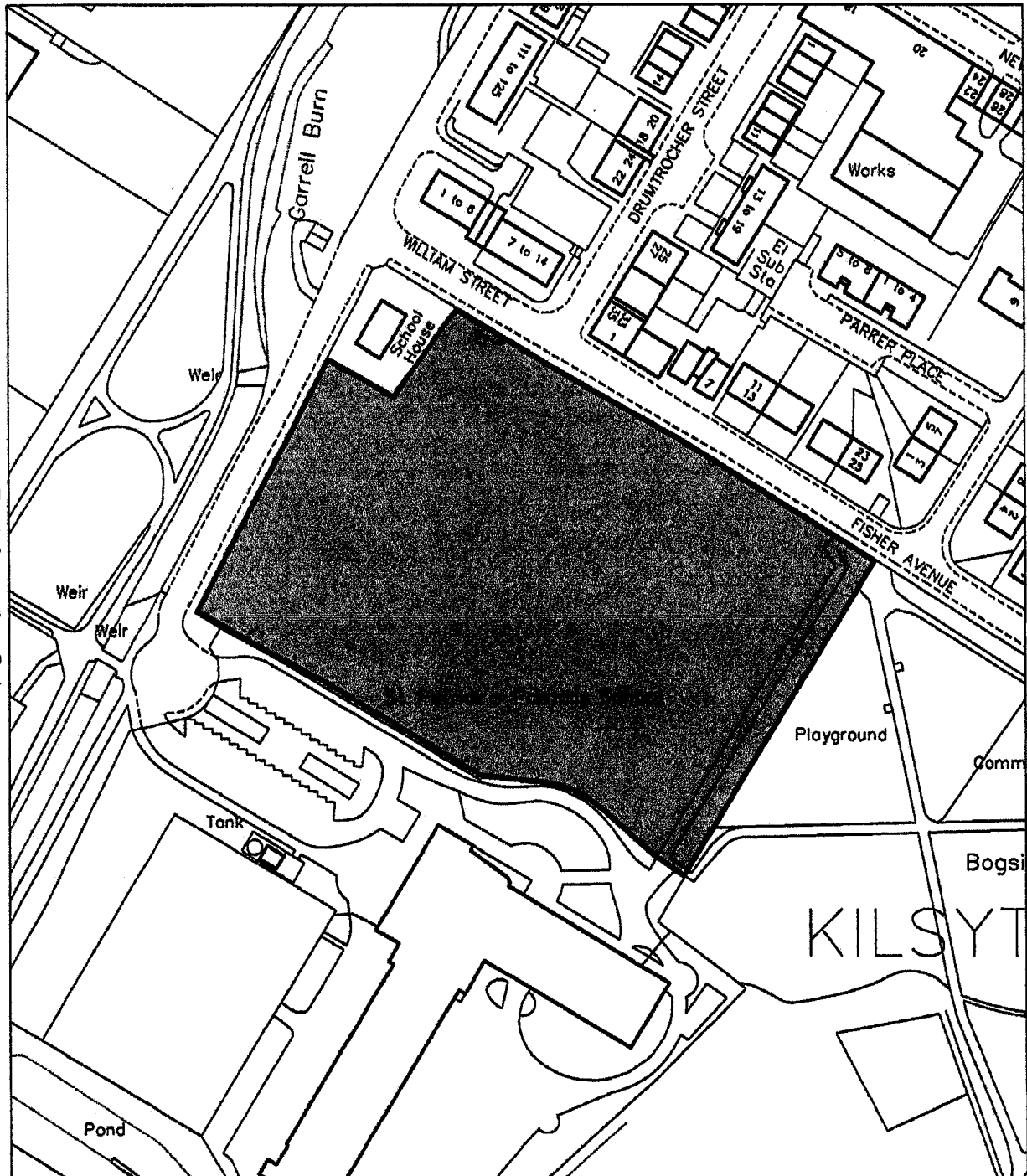
Scale 1:N.T.S.



Town: Kilsyth

Date: 16/12/13

LAND SERVICES



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