

# Finance and Resources Committee

10.00am, Wednesday, 4 June 2015

## Sale of Housing Revenue Account Land – Clovenstone Park

Item number	7.13
Report number	
Executive/routine	Executive
Wards	2 – Pentlands

### Executive summary

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This report seeks Committee approval to sell 1120 square metres of Housing Revenue Account (HRA) land adjacent to the Wester Hailes Baptist Church (WHBC), 1 Clovenstone Park. WHBC wish to buy the amenity land in order to accommodate the proposed extension of the Church building and to provide a car park for the Dove Centre's transport vehicles.

The site has an adopted footpath running through it and has no realistic development potential for housing. The site is surplus to the requirements of the HRA and would be sold to the applicant and achieve best value which would provide the HRA with a capital receipt. A location plan showing the site and the hatched adopted footway is attached at Appendix 1.

If Committee approves the recommendations in this report, an application will be made to Scottish Ministers for consent to dispose of this HRA site under Section 12 of the Housing (Scotland) Act 1987.

### Links

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Coalition pledges	<a href="#">P33</a>
Council outcomes	<a href="#">C10</a>
Single Outcome Agreement	<a href="#">SO4</a>

## Sale of Housing Revenue Account Land – Clovenstone Park

### Recommendations

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It is recommended that the Finance and Resources Committee:

- 1.1 Approves sale of the site to the Wester Hailes Baptist Church (WHBC) under terms and conditions to be agreed by the Director of Services for Communities and the Head of Legal, Risk and Compliance and subject to approval from Scottish Ministers under Section 12 (5) of the Housing (Scotland) Act 1987.
- 1.2 Grants authority to the Director of Services for Communities to negotiate a sale price with the applicant which reflects best value to the HRA.
- 1.3 Grants authority to the Director of Services for Communities to negotiate and conclude sale of the site.

### Background

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- 2.1 The Dove Centre is a Scottish Charitable Incorporated Organisation which receives Council funding to provide and organise recreational services to older people to help them remain independent. It leased premises at 22 Hailesland Place from the Council but following fire vandalism these were no longer fit for purpose, and were demolished on 30 April 2013. The Dove Centre then leased space in the Wester Hailes Baptist Church on a temporary basis pending the identification of suitable alternative accommodation in the area.
- 2.2 The relocation of the Dove Centre to WHBC has been successful and both parties wish to continue the arrangement. The Church premises need to be extended in order to accommodate fully the Dove Centre's activities, as well as other Church projects.
- 2.3 The Dove Centre is funded through the City of Edinburgh Council's Health and Social Care service and receives a transport grant from Services for Communities.

### Main report

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- 3.1 WHBC has applied to purchase amenity land held on the HRA as shown outlined in red on the attached plan in Appendix 1. The hatched area is currently an adopted footpath.
- 3.2 WHBC proposes to extend its building and car park to provide additional accommodation and parking for Church projects, as well as the Dove Centre, on

an area of land owned by the Council and held on the Housing Revenue Account.

- 3.3 The site measures approximately 1120 square metres and has no operational use and no development potential.
- 3.4 It is proposed that WHBC will purchase the site from the Council, achieving best value for the site. WHBC will then be responsible for obtaining a Stopping Up Order to remove the adopted footpath and all costs relating thereto. There is an alternative footpath for local residents which has street lighting and which is highlighted in blue on the plan in Appendix 1.
- 3.5 The Wester Hailes Baptist Church and the Dove centre provide a range of services for people over 50, including those with dementia and add a significant value both to the community and in contributing to achieving Council objectives.
- 3.6 Following the disposal the applicant would be responsible for all maintenance costs of the site.

### **Measures of success**

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- 4.1 In selling the site to WHBC the Council will have made available land in order that the Church can provide suitable premises for the Dove Centre activities.
- 4.2 Local residents can continue to use the Dove Centre's services in an appropriate setting.

### **Financial impact**

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- 5.1 A capital receipt representing best value for the site will be credited to the HRA. The estimated development value of the land is £65,000.
- 5.2 The HRA will no longer be responsible for all ongoing and future maintenance costs relating to this area of ground.

### **Risk, policy, compliance and governance impact**

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- 6.1 As the site exceeds 150 square metres Committee approval is required to dispose of the site.
- 6.2 If Committee approves this land sale a report will be sent to the Scottish Government seeking consent from Scottish Ministers to dispose of the site under Section 12(5) of the Housing (Scotland) Act 1987.
- 6.3 There are no significant risks associated with the proposed transaction detailed in this report.

### **Equalities impact**

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- 7.1 This report has been assessed in terms of equalities and human rights. If the recommendations within this report are approved this will assist WHBC and the Dove Centre to achieve more equality in the provision of services to residents over 50 in West Edinburgh.

- 7.2 This will positively support and contribute to the City of Edinburgh Council's equalities duties.

## Sustainability impact

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- 8.1 Developing the site will increase carbon emissions, though every effort will be made to ensure these are kept to a minimum.

## Consultation and engagement

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- 9.1 Consultation took place with a range of stakeholders: 120 surrounding residents received hand delivered letters whilst elected members, Edinburgh Tenants Federation and Wester Hailes Community Council were consulted via email.
- 9.2 Responses were received from Councillor Ricky Henderson, Councillor Bill Henderson, and Edinburgh Tenants Federation who all stated they were supportive of the project.
- 9.3 No response was received from the Community Council.
- 9.4 The South West Neighbourhood Management Team supports the application.
- 9.5 One objection was received from a resident, who was concerned that a footpath would be removed. The resident also advised that children occasionally played in the area. The objection was noted and raised with the South West Neighbourhood Team which advised that, from its observations, local children do not play on this particular area, however, there are several other grassed areas away from the busy road which children do use. Additionally there is a play park nearby which is well used. In relation to the footpath, this will be removed when the building extension takes place and the neighbourhood team noted that there is an alternative and more secure footpath in close proximity, which is regularly used by local residents and is equipped with street lighting.
- 9.6 No other objections were received.

## Background reading/external references

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None.

### John Bury

Acting Director of Services for Communities

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## Links

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**Coalition pledges** P33 – Strengthen Neighbourhood Partnerships and further

	involve local people in decisions on how Council resources are used
<b>Council outcomes</b>	C010 – Improved health and reduced inequalities
<b>Single Outcome Agreement</b>	S04 – Edinburgh’s communities are safer and have improved physical and social fabric
<b>Appendices</b>	Appendix One – Location plan

# Appendix 1 – Location Plan

