

**ANGUS COUNCIL**

**EDUCATION COMMITTEE 26 May 2005**

**INFRASTRUCTURE SERVICES COMMITTEE 9 June 2005**

**RESOURCES & CENTRAL SERVICES COMMITTEE 16 June 2005**

**PROPOSED DISPOSAL OF LAND AT MAISONDIEU PRIMARY SCHOOL, BRECHIN**

**JOINT REPORT BY THE DIRECTOR OF EDUCATION AND THE DIRECTOR OF PROPERTY SERVICES**

**Abstract**

This report advises the Committee that a further area of land at Maisondieu Primary School, Brechin can be declared surplus to requirements and recommends disposal to the developer of the adjacent site together with the finalised programme of necessary Council work in the immediate area.

**RECOMMENDATION**

The respective Committees are recommended to:

1. approve that the access road measuring 0.027 Ha or thereby at Maisondieu Primary School, Brechin be declared surplus to the requirements of Angus Council;
2. approve the finalised work rationalisation programme at a cost of £125,000 in and around the Maisondieu site to be met from the £170,000 total Capital Receipt.
3. note that the £45,000 Capital Receipt balance will be available for Corporate Capital Budget purposes.

The Resources and Central Services Committee is recommended to approve the disposal of the access road measuring 0.027 Ha or thereby at Maisondieu Primary School on the provisional terms and conditions contained in this report.

**1 INTRODUCTION**

The Education Committee of 9 June 2003 and the Resources and Central Services Committee of 19 June 2003 approved that part of the site at Maisondieu Primary School in Brechin, shown hatched on the attached plan, be declared surplus to requirements.

The site was subsequently marketed for sale and the Resources and Central Services Committee of 23 October 2003 approved the disposal of the site to Framework Property Development Limited. The offer is subject to planning consent for residential development.

Report No 668/03 also approved that a new school car park (together with associated works) be constructed at the school with the cost being met from the capital receipt from the disposal of the surplus site. It is expected the works will be completed in the current financial year.

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## 2 CURRENT POSITION

Various discussions have taken place with the developers during the detailed design stage in an effort to conclude the bargain.

An ongoing problem has been the vehicular access to the site. Prior to the site being declared surplus to requirements, the Director of Roads advised that the narrow access road, shown cross-hatched on the attached plan, was not suitable for accessing the development site. As this road provides access to the lock-ups at the rear of numbers 1 & 3 Latch Road, and could not be used as access for a new development it was excluded from the site being declared surplus. The owner of No. 1 Latch Road has a formal Servitude Right of Access while the owner of No. 3 has a prescriptive right of access.

The developers now propose accessing the site from two points, the access shown cross-hatched from Latch Road and a further access off St. Andrews Street. As the access from Latch Road will only serve 3-4 houses, the Director of Roads has confirmed that it meets all necessary requirements.

Negotiations have been undertaken with Framework Property Development Ltd., to reach provisional agreement on a consideration to be paid for this additional area of land. The additional price to be paid is £10,000.

Report 668/03 identified and agreed to carry out the following work:

	£000
- Demolition of school gymnasium	20
- Provision of school car park	40

It also identified a potential cost of £60,000 to establish a permanent public car park on the site of the former gymnasium and adjacent land but agreed a temporary surface should be created in the meantime.

The specific work requirements within the area in relation to both the overall schooling and parking infrastructure have been reassessed now that the overall site utilisation has been firmed up. It has been identified that school security improvements in the form of enhanced exterior fencing etc are necessary at an estimated cost of £20,000. Additionally it is considered that a permanent public car park surface should be provided to suitably conclude the rationalisation of the area. This cost is now estimated at the reduced level of £45,000 due to the level of preparatory work undertaken as part of the temporary surface work. This £45,000 includes an element for repair work to walls surrounding the car park and efforts will be made to obtain a contribution from adjacent property owners.

## 3 FINANCIAL IMPLICATIONS

Angus Council will obtain a further capital receipt of £10,000 for the disposal of this additional area of land. Pedestrian access to the school will be retained through the new residential development.

The total capital receipt obtained therefore will now be £170,000.

In line with the principles contained in report 668/03 it is proposed to utilise part of the capital receipt as follows:-

	<u>£000</u>
Demolition of school gymnasium (already undertaken)	20
Provision of school car park	40
Permanent car park surface on site of former gymnasium and associated work	45
Associated security improvements at Maisondieu Primary School	20
Total	<u>125</u>

These amounts represent cost ceilings and the relevant department will carry the risk of meeting any additional cost incurred from their overall budget.

The net capital receipt of £45,000 will be available to the Corporate General Fund Capital Programme.

#### **4 CONSULTATION**

The Chief Executive, the Director of Law & Administration, the Director of Finance and the Director of Roads have been consulted in the preparation of this report.

#### **5 CONCLUSION**

The detailed design of the residential development for the site at Maisondieu Primary School, Brechin has been prolonged due to access difficulties. The sale of this additional area of land to the developers provides a satisfactory solution together with generating an additional capital receipt to the Council.

#### **6 HUMAN RIGHTS ACT IMPLICATIONS**

There are no Human Rights Act implications specific to this report.

#### **BACKGROUND PAPERS**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

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