

Corporate Policy and Strategy Committee

10.00am, Tuesday 1 October 2013

Former Royston Primary School – 123 Boswall Parkway – Proposed Development of New Care Home - referral from the Finance and Budget Committee

Item number	7.11
Report number	
Wards	11 – City Centre

Links

Coalition pledges	See attached report
Council outcomes	See attached report
Single Outcome Agreement	See attached report

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Terms of Referral

Former Royston Primary School – 123 Boswall Parkway – Proposed Development of New Care Home

Terms of referral

On 17 September 2013 the Economy Committee considered a report which proposed the transfer of half of the former Royston Primary School site to the Health and Social Care account for the development of a new care home. The new care home would replace the existing Silverlea Care Home on Muirhouse Parkway. The Economy Committee agreed:

- 1) To authorise the Director of Services for Communities to agree to the transfer of half of the former Royston Primary School site to the Health and Social Care account for the development of a new care home.
- 2) To refer the report to the Finance and Budget Committee for ratification of the Economy Committee decision.

On 19 September 2013 the Finance and Budget Committee was asked to ratify the decision made by the Economy Committee. Instead, the Finance and Budget Committee agreed:

To refer to report to the Corporate Policy and Strategy Committee for a final decision.

For decision/action

The Finance and Budget Committee has referred the attached report to the Corporate Policy and Strategy Committee for a final decision.

Background reading / external references

[Economy Committee 17 September 2013](#)

[Finance and Budget Committee 19 September 2013](#)

Links

Coalition pledges	See attached report
Council outcomes	See attached report
Single Outcome Agreement	See attached report
Appendices	Appendix 1 Tron Kirk - Short Term Leasing Options – report by the Director of Services for Communities

Economy Committee

10.00 am, Tuesday 17 September 2013

Former Royston Primary School, 123 Boswall Parkway- Proposed Development of New Care Home

Item number	8.1.1
Report number	
Wards	4- Forth

Links

Coalition pledges	P17,P42
Council outcomes	CO7 , CO8 , CO10
Single Outcome Agreement	SO1 , SO2

Mark Turley

Director of Services for Communities

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Executive summary

Former Royston Primary School, 123 Boswall Parkway- Proposed Development of New Care Home

Summary

Royston Primary School was closed a number of years ago with the former school buildings demolished in Autumn 2010. The marketing of the site has been delayed due to prevailing economic conditions.

The Accommodation Strategy for Older People was agreed in 2008. To date 5 new care homes have been opened and funding for a sixth home has been agreed. This home will replace the existing Silverlea Care Home on Muirhouse Parkway.

A search has been undertaken to identify suitable sites in close proximity to the existing home.

It is proposed that a new care home is developed on half of the former Royston school site as it best satisfies the criteria for a new home in terms of size, location and proximity to Silverlea. After the new home has been developed the existing Silverlea facility will be brought to the market in conjunction with adjoining surplus land within Council ownership.

Recommendations

That Committee:-

- (1) Authorises the Director of Services for Communities to agree to the transfer of half of former Royston Primary School site to the Health and Social Care account for the development of a new care home ; and
- (2) Refers this report to the Finance and Budget Committee for ratification.

Measures of success

- A site which has been vacant for 3 years will be brought back into economic use and will deliver part of the Accommodation Strategy for Older People.
- A higher capital receipt will be obtained from the sale of Silverlea, in conjunction with neighbouring Council owned land, than would be achieved from a sale of the Royston Primary site.
- The development of a replacement care home will provide health and well being benefits. There will be less emotional distress to the longer term of residents who will move directly to the new home when completed.

Financial impact

Children and Families will receive a transfer of funds of £500,000 from Health and Social Care representing half the market share of the Royston site. This sum will be paid in financial year 2013/2014. The remainder of the site can be marketed to produce a further capital receipt in financial year 2014/2015.

A capital receipt from the sale of the Silverlea site of approximately £3.0 million can be expected from financial year 2016/17 onwards.

In summary, the following financial savings will be achieved:-

	Option 1 Replace on existing Silverlea	Option 2 Rebuild on Royston site
Royston	£1m	£500,000
Silverlea	-	£3m
Total	£1m	£3,500,000

Equalities impact

The development of part of Royston school site will allow a long standing vacant site to be brought into economic use. This will enhance the feeling of security for neighbouring residents and promote health and well being.

Sustainability impact

The proposed new care home will be developed in line with the environmental policies of the Council and the Carbon Reduction Commitment. The recently completed care homes have achieved a BREEAM rating of “very good”.

Consultation and engagement

Any development of the Royston School site will require planning permission. Consequently the proposal for a new care home on the site will go through the normal consultation process.

Health and Social care are currently undertaking engagement with residents, relatives and staff regarding the provision of the Silverlea Care Home.

Background reading / external references

City of Edinburgh Council – 17 December 2009 – [Outcome of the consultation process for the proposal to close Royston Primary School – affecting Granton and Forthview Primary Schools and Broughton and Craigryston High Schools.](#)

Health Wellbeing and Housing Committee – 10 September 2013 – [Update on Accommodation Strategy for Older People](#)

Former Royston Primary School, 123 Boswall Parkway- Proposed Development of New Care Home

1. Background

- 1.1 The Council has an accommodation strategy in place for care homes for older people, which was agreed by the Health, Social Care and Housing Committee in 2008.
- 1.2 The accommodation strategy concluded that the 17 care homes for older people needed to be replaced as they were no longer fit for purpose. The Council has developed 5 new homes to date with the most recent Drumbrae, opening in May 2013. Each new home accommodates 60 rooms.
- 1.3 Royston Primary School was closed in 2010 with the buildings demolished the same year. The site has lain vacant since this time and has occasionally attracted instances of fly tipping.
- 1.4 The Royston site has not been marketed since closure due to prevailing market conditions. The site extends to 3.47 acres.

2. Main report

- 2.1 Funding is in place for a sixth new care home to be developed. This home will replace the existing facility at Silverlea located on Muirhouse Parkway. Silverlea is the oldest remaining care home.
- 2.2 For the replacement home an alternative site has been considered as preferred option. This will release the market value of the existing Silverlea site and alleviate the need to decant existing long term residents therefore reducing emotional stress.
- 2.3 A number of sites were considered in the north of the city in both CEC and private sector ownership. The criteria for the preferred site was close proximity to the existing Silverlea facility and transport routes as well as being of a size to accommodate a 60 bed home.
- 2.4 A number of sites at Granton and Granton Harbour were considered but rejected due to planning restrictions, size and distance from Silverlea.

- 2.5 The Royston Primary site has been identified as a suitable alternative to Silverlea and satisfied the search criteria. It is located just 1.04 miles from the existing care home as shown on the attached plan.
- 2.6 It is proposed that the new care home be developed on half of the site of the former Royston Primary School site, approximately 1.74 acres. This will allow a 60 bed unit to be developed on a similar model to the new homes already delivered.
- 2.7 If marketed at the present time, the Royston school site would attract interest from housing developers, with a strong possibility that any proposal for the site would concentrate on affordable housing provision.
- 2.8 The development of part of the site for a care home would leave approximately half of the site, 1.735 acres, available for marketing. Such a site would still be of a size to attract interest from residential developers.
- 2.9 The site of the existing Silverlea home can be marketed for sale in conjunction with adjoining Council owned land which will provide a larger development site than Royston primary. This will allow a larger capital receipt to be achieved. Any proposed development of the Silverlea site will be required to deliver affordable housing in accordance with planning guidelines.
- 2.10 The capital receipt from the sale of the former Royston Primary School site has been ring fenced for investment back into the school estate as per the decision of the Council on 17 December 2009. Consequently Health and Social Care will compensate Children and Families for half of the value of the Royston site at approximately £500,000. This will release a potentially much larger receipt through the future sale of the Silverlea site together with the other Council assets of approximately £3.0 million.

3. Recommendations

That Committee:-

- 3.1 Authorises the Director of Services for Communities to agree to the transfer of half of former Royston Primary School site to the Health and Social Care account for the development of a new care home ; and
- 3.2 Refers this report to the Finance and Budget Committee for ratification.

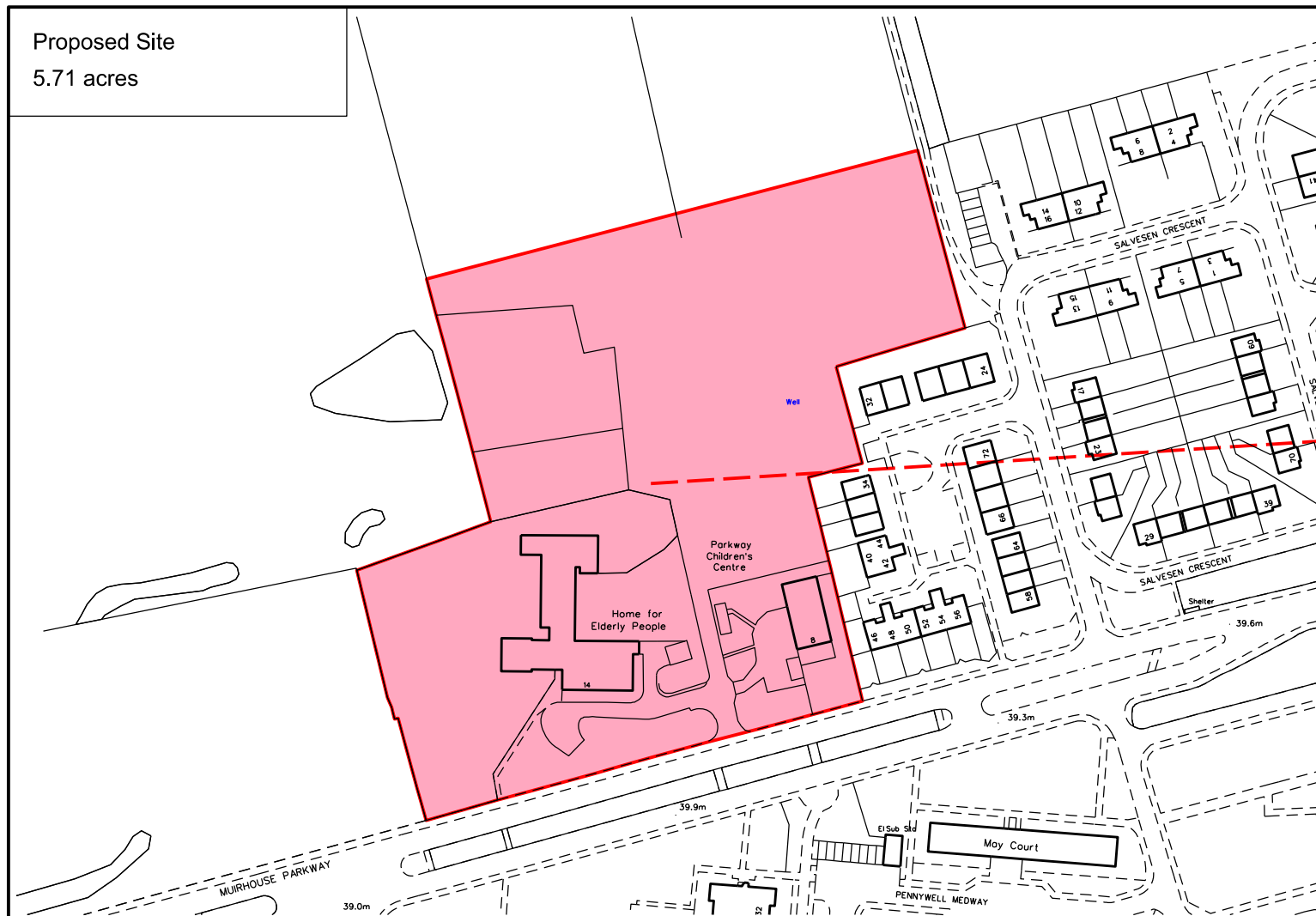
Mark Turley

Director of Services for Communities

Links

Coalition pledges	P17 - Continue efforts to develop the city's gap sites and encourage regeneration P42- Continue to support and invest in our supporting infrastructure
Council outcomes	CO7 – Edinburgh draws new investment in development and regeneration CO8 – Edinburgh's economy creates and sustains job opportunities CO10- Improved health and reduced inequalities
Single Outcome Agreement	SO1 – Edinburgh's economy delivers increased investment, jobs and opportunities for all SO2- Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health
Appendices	Location and Layout plan

Proposed Site
5.71 acres



Former Craigroyston PS site
3.47 acres

