

Finance and Resources Committee

10.00am, Thursday, 3 November 2016

Land at former Dumbryden Primary School, Dumbryden Drive

Item number	8.5
Report number	
Executive/routine	routine
Wards	2 – Pentland Hills

Executive Summary

This report seeks approval for the transfer of land held on the General Fund to the Housing Revenue Account (HRA).

In 2015, part of the former Dumbryden Primary School site was transferred from the General Fund to the HRA as part of a programme to develop 246 affordable homes across the city through the Council's 21st Century Homes house building programme.

Following discussions between Health and Social Care and the Housing Service, it is requested that a further part of the site be transferred to the HRA. This would allow delivery of a larger number of affordable homes whilst leaving sufficient space for a redesigned care home.

The benefits of the proposed transfer include delivery of 15 additional affordable homes and meeting health and social care outcomes.

Links

Coalition Pledges	P17 , P42
Council Priorities	CP2 , CP4 , CP10
Single Outcome Agreement	SO1 , SO2

Land at former Dumbryden Primary School, Dumbryden Drive

1. Recommendations

- 1.1 That Committee:
 - 1.1.1 approves the transfer of 0.170 hectares (0.40 acres) of the former Dumbryden Primary School site to the Housing Revenue Account by way of debt transfer; and
 - 1.1.2 notes that Section 203 consent will be required from Scottish Ministers to transfer the sites to the HRA, which will be submitted following Committee approval to transfer the site.

2. Background

- 2.1 On 13 February 2015, the Economy Committee approved the transfer of five sites from the General Fund to the Housing Revenue Account (HRA) by way of debt transfer. This included part (0.40 hectares as shown outlined in red in Appendix 1) of the Dumbryden Primary School Site, which was assessed as having capacity for 34 affordable homes. The remainder of the site was to be developed by Health and Social Care for a care home. This decision was ratified by Finance and Resources Committee on 19 March 2015.
- 2.2 On 2 February 2016, the Finance and Resources Committee agreed a project budget for the development of housing on the transferred sites, including the Dumbryden site.

3. Main report

- 3.1 Following the transfer of part of the Dumbryden site, further work undertaken by Health and Social Care, in collaboration with 21st Century Homes, has identified that by redesigning the care home to be more efficient in terms of foot print, surplus land can be created. This land can be used to develop an additional 15 affordable homes and reduce the cost to the care home business case, due to the smaller land footprint.
- 3.2 Health and Social Care have obtained planning permission for a 60 bed care facility on the remaining area of the Dumbryden Primary School site. However, there remains a funding shortfall to be addressed before the development can proceed. Funding is available from the Housing Revenue Account for affordable housing development.

- 3.3 Increasing the area of the land to be developed for affordable housing, means a total of 49 units could be accommodated on the site, resulting in an additional 15 affordable homes with an improved layout.
- 3.4 This would require the transfer of a further 0.170 hectares (0.42 acres) as shown hatched blue on the plan attached as Appendix 1.
- 3.5 Housing has held discussions with Health and Social Care and it has been confirmed that the additional land transfer to the HRA will still permit the care home to be developed on the remainder of the site.
- 3.6 Based on the price for the original transfer, the value for the additional element of land is £182,000.
- 3.7 On 2 February 2016, Committee agreed that housing on seven sites could be developed through the Scape framework with approval granted to the Director of Place to enter into Delivery Agreements on condition that total costs for the programme do not exceed the project budget.
- 3.8 Following transfer of the additional 0.170 hectares (0.40 acres) designs will be further developed for housing at Dumbryden to enable planning consent to be sought for the project.

4. Measures of success

- 4.1 The transfer of the additional land to the HRA will allow an increase in the number of affordable units that can be developed.
- 4.2 Disposal by way of internal transfer provides the opportunity to deliver affordable housing through the 21st Century Homes Programme and enhances a site for which budget approval has already been granted.
- 4.3 Development of energy efficient, sustainable homes that will meet a range of housing needs and demands.
- 4.4 Development of accessible homes that could be let to older people or others with care and support needs.
- 4.5 Development of community benefits, including support for jobs and training.

5. Financial impact

- 5.1 Transferring the additional land to the HRA would result in a transfer of up to £182,000 to the General Fund in the financial year 2016/17. This will also assist the business case for the care home by reducing the land value of the care home site pro rata.
- 5.2 A debt transfer from the General Fund to HRA will occur following the transfer of the site. The revenue costs can be contained within the HRA budget.
- 5.3 The HRA will be responsible for the property and legal costs of the transaction.

6. Risk, policy, compliance and governance impact

- 6.1 Planning permission for the development has not been applied for or granted at this time. The Planning service has been consulted and provided advice and feedback as part of the site review and subsequent capacity study.
- 6.2 Section 203 consent will be required from Scottish Ministers to transfer the sites to the HRA.

7. Equalities impact

- 7.1 Development of affordable housing on the Dumbryden site will have a positive impact on equalities. New housing will be accessible and energy efficient with 10% of social rented housing suitable for wheelchair users.
- 7.2 These new affordable homes will be available to people on low to middle incomes.

8. Sustainability impact

- 8.1 Development of housing on brownfield sites will help reduce pressure on Edinburgh's greenbelt.
- 8.2 New homes are built to high standards in terms of energy efficiency and sustainability.

9. Consultation and engagement

- 9.1 Consultation took place in 2015 with community councils regarding development of affordable housing on the transferred sites. Edinburgh Tenants Federation and ward Councillors were also consulted and there was a high level of support for the development of the sites.
- 9.2 Further consultation will take place with the local community and ward councillors as proposals are developed for the Dumbryden site and prior to submission of the planning application.

10. Background reading/external references

- 10.1 [Transfer of General Fund Sites to HRA, Report to Finance and Resources Committee, 19 March 2015](#)
- 10.2 [21st Century Homes Small Sites Programme - Delivery, Report to Finance and Resources Committee, 2 February 2016](#)

Hugh Dunn

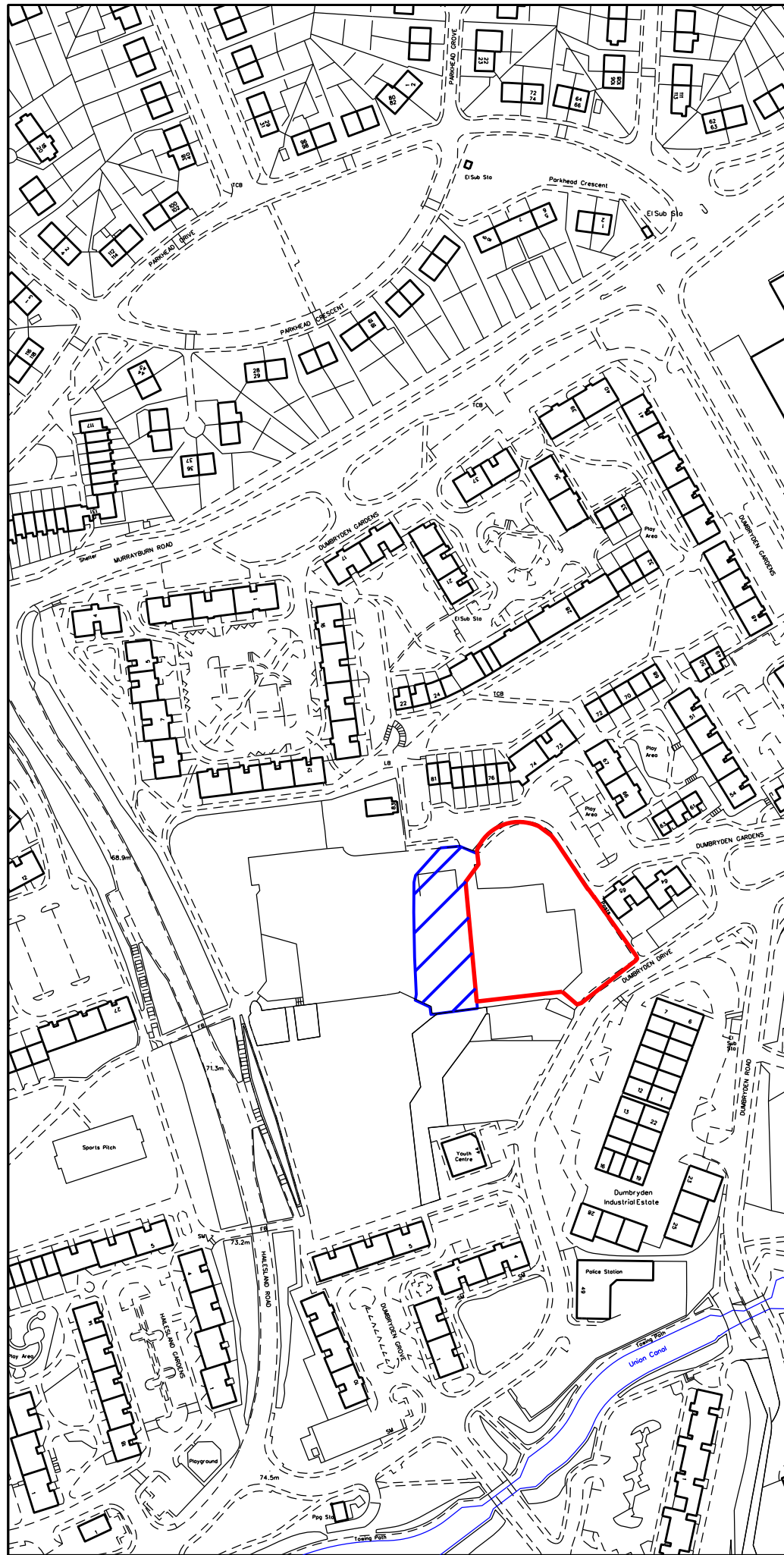
Acting Executive Director of Resources

Contact: Graeme McGartland, Investments Senior Manager

E-mail: graeme.mcgartland@edinburgh.gov.uk Tel: 0131 529 5956

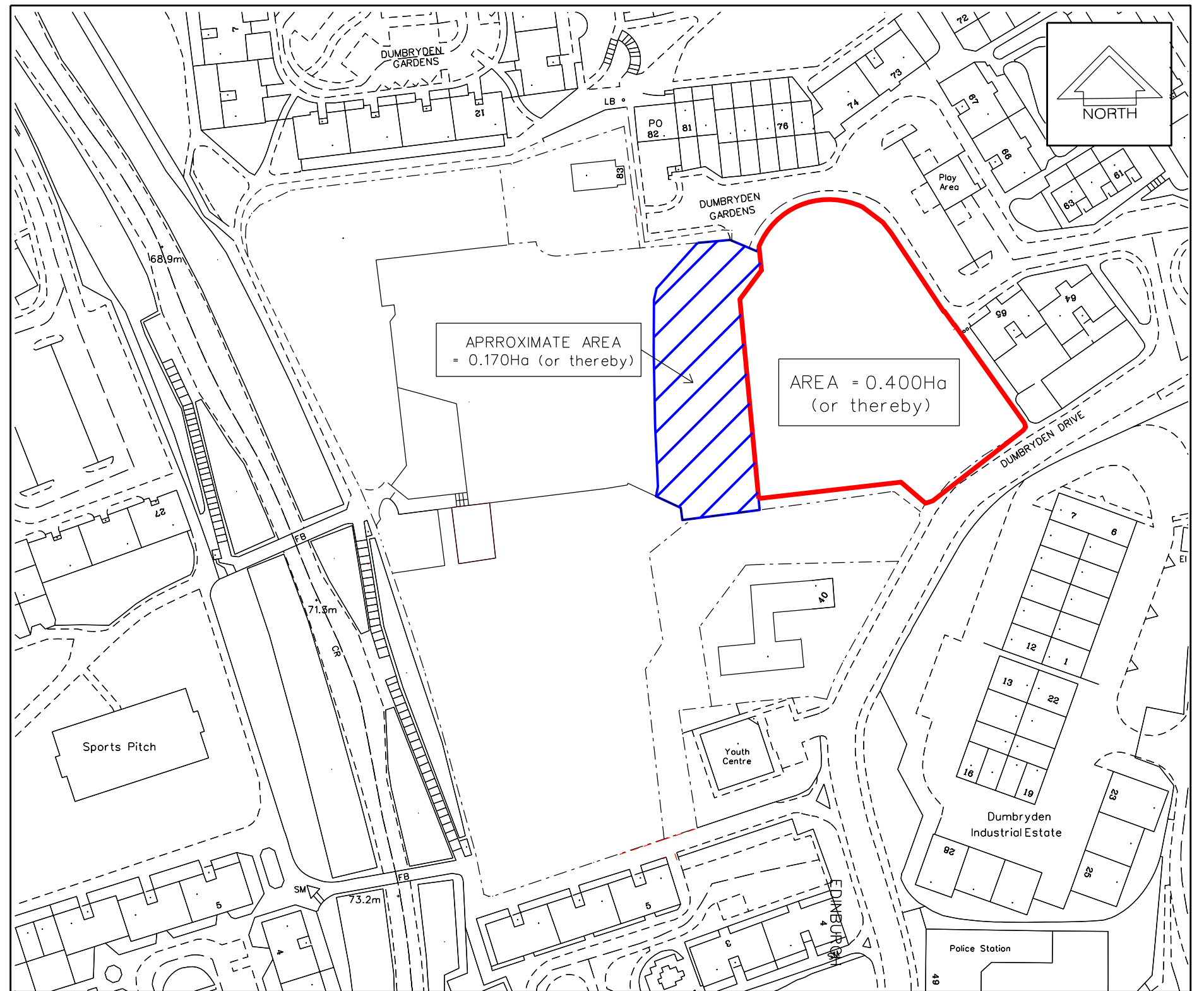
11. Links

Coalition Pledges	P17 – Continue efforts to develop the city’s gap sites and encourage regeneration. P42 – Continue to support and invest in our sporting infrastructure.
Council Priorities	CP2 - Improved health and wellbeing: reduced inequalities. CP4 - Safe and empowered communities. CP10 - A range of quality housing options.
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	Site Plan – Appendix 1



LOCATION PLAN

NOT TO SCALE



SITE PLAN

SCALE 1:1250

APPROXIMATE AREA
= 0.170Ha (or thereby)

AREA = 0.400Ha
(or thereby)

EDINBURGH
THE CITY OF EDINBURGH COUNCIL

CITY DEVELOPMENT
EDINBURGH

LAND AT
DUMBRYDEN PRIMARY SCHOOL
DUMBRYDEN DRIVE
EDINBURGH

DATE	5/9/16
SURVEYED BY	Mark Ballantyne
DRAWN BY	MB
FILE NO.	
NEG. NO.	A3/1070a