

# Finance and Resources Committee

10.00am, Tuesday, 20 June 2023

## Former Castlebrae High School, Greendykes Road, Edinburgh – Proposed Transfer to Housing Revenue Account

Executive/routine	Routine
Wards	17 – Portobello / Craigmillar
Council Commitments	

### 1. Recommendations

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- 1.1 That the Finance and Resources Committee approves the transfer of the former Castlebrae High School, Greendykes Road, to the Housing Revenue Account, on the terms and conditions outlined in this report.

**Paul Lawrence**

Executive Director of Place

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# Report

## Former Castlebrae High School, Greendykes Road, Edinburgh – Proposed Transfer to Housing Revenue Account

### 2. Executive Summary

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- 2.1 Following the opening of the new Castlebrae Community Campus, the former school site is surplus to requirements. This report seeks approval to transfer the site to the Housing Revenue Account (HRA) on the terms and conditions outlined in the report.

### 3. Background

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- 3.1 The new Castlebrae Community Campus opened in 2022 with all pupils and services transferring from the existing Castlebrae School site on Greendykes Road.
- 3.2 To prevent anti-social behaviour, demolition work on the former school complex commenced in late 2022 and will be completed later this year. The site extends to approximately 4.36 hectares (10.77 acres) as shown shaded red on the attached plan.

### 4. Main report

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- 4.1 The Council's house building programme continues to make good progress with over 1,800 homes completed, over 750 under construction and a further 5,500 in design development. The programme does however need to bring in additional sites to continue with the programme.
- 4.2 It is therefore proposed that the site is transferred to the HRA with the development contributing towards the Council commitment to deliver affordable housing and ensure an allocated site within CityPlan2030 is brought forward in a timely manner.
- 4.3 Due to planning constraints relating to the open space within the site an initial feasibility study by the HRA suggests the site is viable for a mixed tenure housing development of approximately 145 units.

- 4.4 Transferring the site to the HRA will allow the drawdown of allocated Affordable Housing Supply Programme (AHSP) funding from the Scottish Government for new affordable homes.
- 4.5 A transfer figure of £2.9m has been agreed which is assessed based on the value of the site for an affordable led housing development on the proposed density.
- 4.6 Whilst it is possible that a higher gross land value could be achieved should the site be placed on the market, a transfer to the HRA gives certainty over the level of receipt which will be payable within a shorter timescale as it is not conditional on detailed planning consent being in place.
- 4.7 Retaining the site in Council ownership also provides future place making/regeneration opportunities in the wider Craigmillar area.

## **5. Next Steps**

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- 5.1 Following approval of the terms by Finance and Resources Committee, the site will transfer from the General Fund to the Housing Revenue Account.

## **6. Financial impact**

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- 6.1 A capital receipt of £2.9m (inclusive of fees) will be allocated towards the capital costs for the construction of the new Castlebrae Community Campus.
- 6.2 Should planning permission be received for a density greater than 145 homes on the site, a further overage payment of £20,000 per additional plot will be transferred. Housing will consider delivering greater density by investigating the acceptability of using the adjoining land as counting toward SUDS and open space provision thereby increasing the development footprint.

## **7. Stakeholder/Community Impact**

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- 7.1 Ward members have been made aware of the recommendations of this report.

## **8. Background reading/external references**

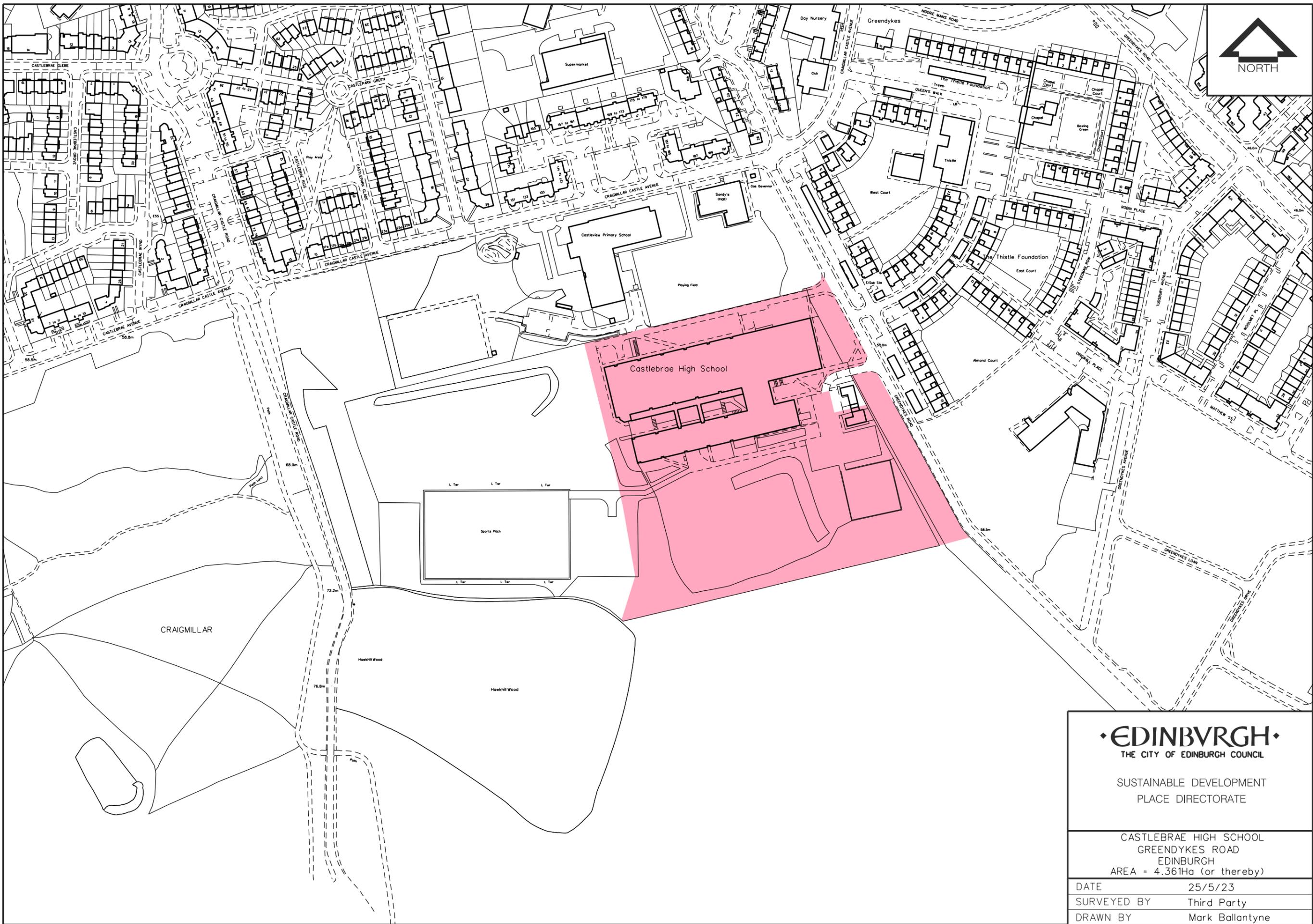
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- 8.1 None.

## **9. Appendices**

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- 9.1 Appendix 1 – Location plan.



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THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT  
PLACE DIRECTORATE

CASTLEBRAE HIGH SCHOOL  
GREENDYKES ROAD  
EDINBURGH  
AREA = 4.361Ha (or thereby)

DATE	25/5/23
SURVEYED BY	Third Party
DRAWN BY	Mark Ballantyne
SCALE	1:2500 @ A3 SIZE
NEG. NO.	A3/2222

SITE PLAN

SCALE 1:2500

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