

# Finance and Budget Committee

10.00am, Thursday, 17 January 2013

## Use of Surplus Council Land at Oxfangs Brae, Edinburgh

Item number	8.6
Report number	
Wards	Ward 8 – Colinton/Fairmilehead

### Links

Coalition pledges	<a href="#">P17</a>
Council outcomes	<a href="#">C07</a>
Single Outcome Agreement	<a href="#">S01</a>

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# Executive summary

## Use of Surplus Council at Oxgangs Brae, Edinburgh

### Summary

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To advise Committee that the former Oxgangs Social Work Centre (the centre), together with an adjacent area of Housing Revenue Account (HRA) land have been declared surplus and options for the future use of this land will be considered prior to the preparation of a local development plan prior to disposing of the site.

After the centre was withdrawn from service and declared surplus to requirements a consultation exercise was undertaken with local residents, businesses, community groups and elected members to decide if the HRA land could also be declared surplus and marketed as a single site. This produced a number of objections which are outlined in the body of the report.

This should maximise the capital receipt that is received by the Council.

The site is shown outlined on the attached plan with the HRA land cross-hatched. The centre measures 1,180 sq m, whilst the land measures slightly less at 814 sq m. This makes a total area of 1,994 sq m (0.1994 ha) for the site.

Once an offer has been received for the combined site an application will be made to Scottish Ministers for consent to dispose of the HRA land.

### Recommendations

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It is recommended that the Committee approve that the land at Oxgangs Brae be declared surplus to requirement of the Council and to the HRA and that options will be considered for the development of this land.

### Measures of success

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Maximising capital receipt from the sale.

Council and local objectives reflected in local development plan.

## Financial impact

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The sale of the site will generate a capital receipt for both the Housing Revenue Account and also the General Account.

## Equalities impact

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There are currently no negative equality and rights impacts arising from this report.

The sale and future development of the site will have a positive impact and provide additional facilities in the local area.

## Environmental impact

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There will be a positive impact on the environment when the site is developed and no longer used as open space amenity land.

## Consultation and engagement

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An extensive consultation on the sale of the HRA site was conducted in March 2012 with residents, local councillors, community and tenants' groups and local businesses.

As a result of the consultation on the disposal of the HRA site a petition containing 150 signatures was received. The objections that were put forward by the petition tended to be based on the possibility of local services being further stretched should the land be sold. For example:

- potential school overcrowding;
- additional pressure on local health services; and
- parking and traffic problems.

The local elected members, together with Council officers, considered the objections thoroughly, noting that if the site's eventual use was for housing development, the number of units that could be built on it would not be of a number that could adversely

impact on local services. Additionally, it was further noted that the centre would be sold regardless of what was decided for the HRA land. There is support from local members for the sale of the site.

## Background reading / external references

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Location plan attached as appendix 1.

## Links

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<b>Coalition pledges</b>	P17 Continue efforts to develop the city's gap sites and encourage regeneration
<b>Council outcomes</b>	CO7 Edinburgh draws new investment in development and regeneration
<b>Single Outcome Agreement</b>	SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all.
<b>Appendices</b>	Location plan attached

