

**ANGUS COUNCIL**

**POLICY & RESOURCES COMMITTEE– 1 FEBRUARY 2022  
COMMUNITIES COMMITTEE- 22 FEBRUARY 2022**

**FORMER ST THOMAS PRIMARY SCHOOL, SEATON ROAD, ARBROATH**

**REPORT BY IAN COCHRANE, DIRECTOR OF INFRASTRUCTURE**

**ABSTRACT**

This report seeks approval to declare the former St Thomas Primary School at Seaton Road, Arbroath surplus to requirements, and its appropriation to the Housing Revenue Account for the delivery of affordable housing.

**1. RECOMMENDATION**

1.1 It is recommended that the Committee:

- (i) declare surplus the former St Thomas Primary School, Seaton Road, Arbroath
- (ii) Approve the appropriation of this site from the General Fund to the Housing Revenue Account (HRA) for the delivery of affordable housing.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/COUNCIL PLAN**

2.1 This report contributes to the following outcomes contained within the Angus Community Plan 2017 - 2030

**PLACE**

- An enhanced, protected, and enjoyed natural and built environment.
- A reduced carbon footprint
- Safe, secure, vibrant, and sustainable communities

**3. BACKGROUND**

3.1 The Children and Learning Committee of 7 November 2017 approved the development of a shared campus to replace Hayshead and St Thomas Primary Schools in Arbroath (Report 374/17)

3.2 Following the opening of the Abbeyview Campus in February 2020 the former St Thomas School at Seaton Road has been used for temporary storage but is no longer required.

3.3 The Council's Housing Service has expressed an interest in the site and this report recommends that the site be declared surplus and be appropriated to the HRA for the provision of affordable housing.

**4. CURRENT POSITION**

4.1 In accordance with the council's Financial Regulations, if members agree that the site is declared surplus, it can be considered for appropriation to the HRA to form part of the Council's affordable housing programme. Appropriation would result in a capital receipt to the General Fund.

4.2 The acquisition of the site, including the surrounding grounds and car parks, would provide the HRA with a good opportunity to provide much needed affordable housing in Arbroath. The site is circa 13,200 square metres and requires the demolition of the former school.

- 4.3 Under this option the Council's General Fund would benefit from a £200,000 capital receipt (full market value for the site), as well as revenue savings from releasing maintenance liabilities to the HRA.
- 4.4 The Housing team, in collaboration with Infrastructure Assets officers, have undertaken several potential site layouts and identified the optimal proposal of around 40 units that could provide a mix of 1,2, 3 and 4 bedroomed new supply council houses.
- 4.5 Housing have reviewed this as a new affordable housing project against its prioritisation framework and have assessed this as a suitable project to be delivered through the Strategic Housing Investment Plan in Angus.
- 4.6 The alternative options considered to be available to the Council for the property are set out in **Appendix 2**
- 4.7 The Council's appropriation policy, set out in Report 509/13, requires an appraisal to ensure compliance with the Scottish Government's guidance on the Disposal of Land by Local Authorities (Scotland) Regulations 2010. The appraisal criteria for consideration are set out in **Appendix 3**.

## **5. PROPOSALS**

- 5.1 It is recommended that the former St Thomas Primary School, Seaton Road be declared surplus.
- 5.2 It is also recommended that the site be appropriated to the HRA for delivery of around 40 Council houses.

## **6. FINANCIAL IMPLICATIONS**

- 6.1 The Arbroath Schools Project (report 374/17) identified a capital receipt of £200,000 from the sale of the St Thomas School as part of the projects budget.
- 6.2 The appropriation of the site to the HRA will generate the required £200,000 capital receipt.

## **7. EQUALITY IMPACT ASSESSMENT**

An Equality Impact Assessment is appended below

**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Report 509/13 – policy for the Appropriation of Surplus General Fund Assets to the Housing Revenue Account for Affordable Housing – Angus Council – 12 September 2013
- Report 374/17 – Arbroath Schools Project – Children and Learning Committee – 7 November 2017

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List of Appendices:

- Appendix 1 Location Plan
- Appendix 2 Option Appraisal
- Appendix 3 Appraisal Criteria for Social Housing



## Equality Impact/Fairer Scotland Duty Assessment Form

### Step 1

#### Name of Proposal:

Appropriation the site of the former St Thomas School, Arbroath to the Housing Revenue Account (HRA) for the delivery of affordable housing.

### Step 2

Is this only a **screening** Equality Impact Assessment Yes

**(A)** If Yes, please choose from the following options **all** reasons why a full EIA/FSD is not required:

- |  |     |
|--|-----|
| (i) It does not impact on people   | Yes |
| (ii) It is a percentage increase in fees which has no differential impact on protected characteristics | No  |
| (iii) It is for information only   | No  |
| (iv) It is reflective e.g. of budget spend over a financial year                                       | No  |
| (v) It is technical  | Yes |

If you have answered yes to any of points above, please go to **Step 16**, and sign off the Assessment.

**(B)** If you have answered No to the above, please indicate the following:

Is this a full Equality Impact Assessment	Yes/No
Is this a Fairer Scotland Duty Assessment	Yes/No

If you have answered Yes to either or both of the above, continue with Step 3.  
If your proposal is a **strategy** please ensure you complete Step 13 which is the Fairer Scotland Duty Assessment.

### Step 3

(i) Lead Directorate/Service:

(ii) Are there any **relevant** statutory requirements affecting this proposal? If so, please describe.

(iii) What is the aim of the proposal? Please give full details.

(iv) Is it a new proposal?      Yes/No      Please indicate      OR

Is it a review of e.g. an existing budget saving, report, strategy, policy, service review, procedure or function?      Yes/No      Please indicate

**Step 4: Which people does your proposal involve or have consequences for?**

Please indicate all which apply:

Employees                      Yes/No

Job Applicants                Yes/No

Service users                 Yes/No

Members of the public        Yes/No

**Step 5: List the evidence/data/research that has been used in this assessment (links to data sources, information etc which you may find useful are in the Guidance). This could include:**

**Internal data** (e.g. customer satisfaction surveys; equality monitoring data; customer complaints).

**Internal consultation** (e.g. with staff, trade unions and any other services affected).

**External data** (e.g. Census, equality reports, equality evidence finder, performance reports, research, available statistics)

**External consultation** (e.g. partner organisations, national organisations, community groups, other councils).

**Other** (general information as appropriate).

**Step 6: Evidence Gaps.**

Are there any gaps in the equality information you currently hold?      Yes/No

If yes, please state what they are, and what measures you will take to obtain the evidence you need.

**Step 7: Are there potential differential impacts on protected characteristic groups?** Please complete for each group, including details of the potential impact on those affected. Please remember to take into account any particular impact resulting from **Covid-19**.

**Please state if there is a potentially positive, negative, neutral or unknown impact for each group. Please state the reason(s) why.**

Age

**Impact**

Disability

**Impact**

Gender reassignment

**Impact**

Marriage and Civil Partnership

**Impact**

Pregnancy/Maternity

**Impact**

Race - (includes Gypsy Travellers)

**Impact**

Religion or Belief

**Impact**

Sex

**Impact**

Sexual orientation

**Impact**

**Step 8: Consultation with any of the groups potentially affected**

If you have consulted with any group potentially affected, please give details of how this was done and what the results were.

If you have not consulted with any group potentially affected, how have you ensured that you can make an informed decision about mitigating action of any negative impact (Step 9)?

**Step 9: What mitigating steps will be taken to remove or reduce potentially negative impacts?**

**Step 10: If a potentially negative impact has been identified, please state below the justification.**

**Step 11: In what way does this proposal contribute to any or all of the public sector equality duty to: eliminate unlawful discrimination; advance equality of opportunity; and foster good relations between people of different protected characteristics?**

**Step 12: Is there any action which could be taken to advance equalities in relation to this proposal?**

### **Step 13: FAIRER SCOTLAND DUTY**

This step is only applicable to **strategies** which are key, high level decisions. If your proposal is **not** a strategy, please leave this Step blank, and go to Step 14.

Links to data sources, information etc which you may find useful are in the Guidance.

**Step 13(A) What evidence do you have about any socio-economic disadvantage/inequalities of outcome in relation to this strategic issue?**

**Step 13(B) Please state if there are any gaps in socio-economic evidence for this strategy and how you will take measures to gather the evidence you need.**

**Step 13(C) Are there any potential impacts this strategy may have specifically on the undernoted groupings?** Please remember to take into account any particular impact resulting from **Covid-19**.

**Please state if there is a potentially positive, negative, neutral or unknown impact for each grouping.**

**Low and/or No Wealth** (e.g. those with enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future.

#### **Impact**

**Material Deprivation** (i.e. those unable to access basic goods and services e.g. repair/replace broken electrical goods, warm home, leisure and hobbies).

#### **Impact**

**Area Deprivation** (i.e. where people live (e.g. rural areas), or where they work (e.g. accessibility of transport).

**Impact**

**Socio-economic Background** i.e. social class including parents' education, people's employment and income.

**Impact**

**Other** – please indicate

**Step 13(D) Please state below if there are measures which could be taken to reduce socio-economic disadvantage/inequalities of outcome.**

**Step 14: What arrangements will be put in place to monitor and review the Equality Impact/Fairer Scotland Duty Assessment?**

**Step 15: Where will this Equality Impact/Fairer Scotland Duty Assessment be published?**

**Step 16: Sign off and Authorisation.** Please state name, post, and date for each:

Prepared by: Mandy Robinson, Team Leader Estates, 23 December 2021

Reviewed by: Douglas Henderson, Manager Property Asset, 23 December 2021

Approved by: Ian Cochrane Director of Infrastructure 6/1/22