

REPORT TO: POLICY AND RESOURCES COMMITTEE

REPORT ON: COMMUNITY ASSET TRANSFER OF FINTRY NURSERY

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 162-2020

1.0 PURPOSE OF REPORT

1.1 To seek approval for the disposal, as a Community Asset Transfer, of the former Fintry Nursery, Fintry Road, Dundee.

2.0 RECOMMENDATIONS

2.1 It is recommended that Committee approves the disposal of the former Fintry Nursery, Fintry Road, Dundee, as shown shaded on the attached plan, to Flexible Childcare Services Scotland Scottish Charitable Incorporated Organisation (SC049318), known as FCSS for the sum of £1.

3.0 FINANCIAL IMPLICATIONS

3.1 Disposal of the surplus asset will remove property holding costs of around £19,000 per annum.

4.0 MAIN TEXT

4.1 The former Fintry Nursery has been surplus for a number of years. Previous efforts to market the subjects have not resulted in any viable opportunity to conclude a sale.

4.2 FCSS submitted a Community Asset Transfer (CAT) application for the asset on 12 November 2019. While the application is not valid under the Community Empowerment (Scotland) Act 2015, the CAT group agreed that the application was valid under the Council's own Community Asset Transfer scheme.

4.3 FCSS have a plan to bring the building back in to use as flexible childcare setting. FCSS's vision is of a Centre of Excellence, delivering accessible, affordable, high-quality early learning, childcare & associated services. It will be used as an exemplar when encouraging other providers across the country to adopt a more flexible model. The need for flexible childcare was identified when families were unable to take up employment due to lack of high quality, flexible, accessible & affordable childcare. The intention is also to provide wraparound services for families with services for employability, health and housing,

4.3 In addition FCSS plan to bring their HQ to Dundee to support this project bringing a mix of high quality jobs and employment opportunities in childcare to the City.

4.4 A CAT group made up of officers from Housing & Communities, City Development, Children & Families, Finance and Legal, after discussion, are recommending that the transfer of the asset to FCSS represents Best Value for the Council.

4.5 The current condition of the asset means that a significant capital sum will need to be invested by FCSS to bring it up to a useable standard. FCSS are working on various grant applications to secure the funding to make that investment.

4.6 Owing to the investment required the CAT group were of the opinion that officers need to be satisfied that grant funding or other monies would need to be in place, or could reasonably be expected to be in place, before the transfer could be finalised. Therefore the proposed disposal is conditional on FCSS demonstrating that funding for their proposed refurbishment is available. Given the size of FCSS, the backing of the Scottish Government for the work that they are

carrying out and their track record of delivery both in Dundee and across Scotland the group were confident to proceed on this basis.

- 4.7 The disposal will be subject to an economic development burden which is intended to protect the future use of the property. The burden requires that the property shall be used in all time coming for the purpose of child care with ancillary administration offices and community based activities and be used only for activities that are for the sole benefit of or ancillary to charitable purposes and not used for commercial profit

5.0 POLICY IMPLICATIONS

- 5.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. A copy of the Integrated Impact Assessment is available on the Council's website at www.dundee.gov.uk/ia .

6.0 CONSULTATIONS

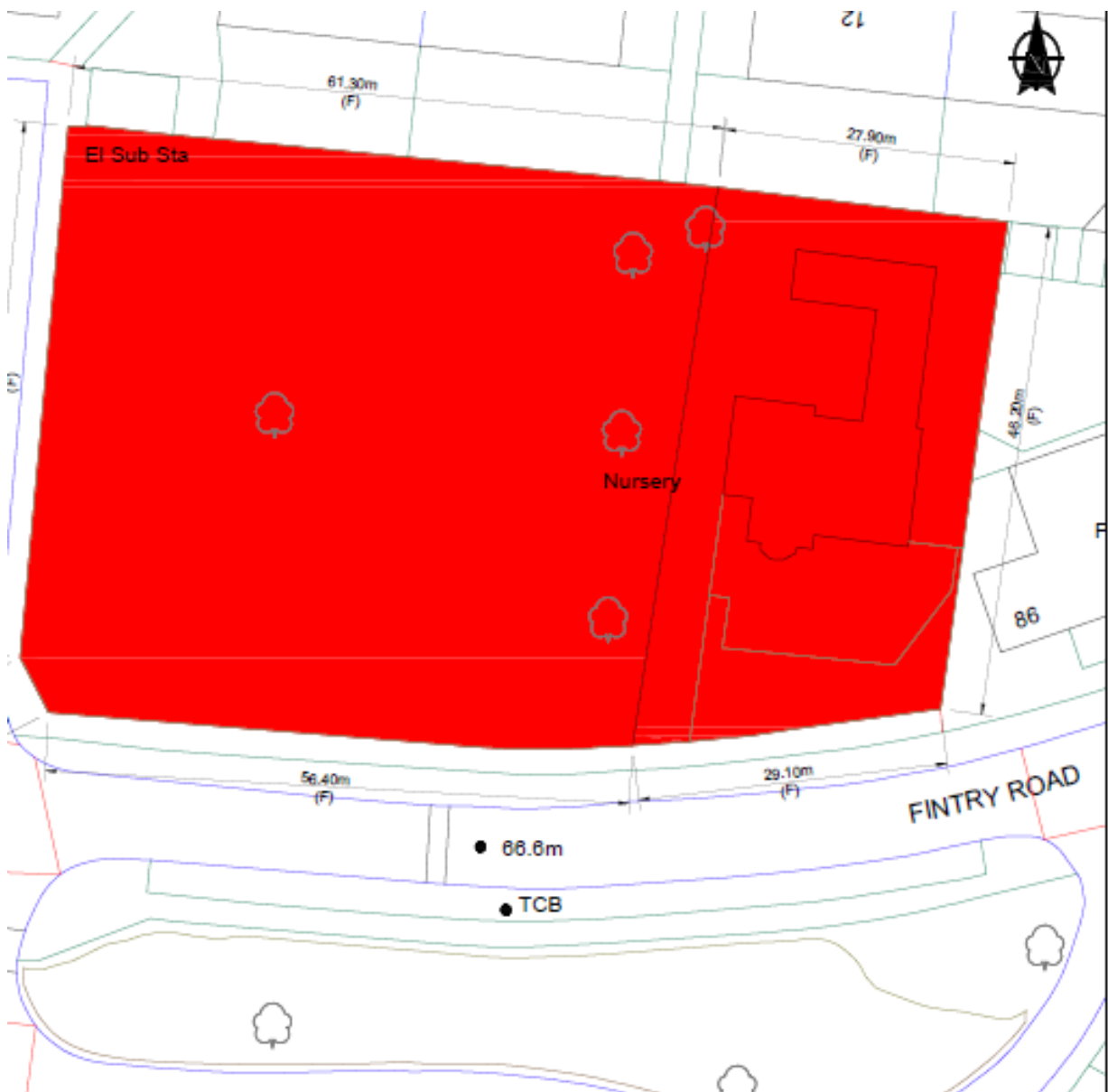
- 6.1 The Council Management Team were consulted in the preparation of this report.


7.0 BACKGROUND PAPERS

- 7.1 None

David Simpson
Head of Housing and Communities

6 July 2020



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	DRAWN: BP	
DRAWING: DEED PLAN	SCALE: 1/500 1/1250	 Dundee City Council City Development 20 NORTH LINDRAY STREET DUNDEE TEL: +44 (0) 1382 434000 FAX: +44 (0) 1382 432613
	DATE: JUNE 2020	

In view of the timescales involved this report was approved by David Simpson, Head of Housing and Communities in consultation with the Convener of the Policy & Resources Committee, Labour Group Spokesperson, Conservative Group Spokesperson, Liberal Democrat Group Spokesperson, the Independent Member and the Lord Provost.

David Simpson

Head of Housing and Communities

6 July 2020

Date

John Alexander

Convener of Policy & Resources

8 July 2020

Date

Georgia Cruickshank

Labour Group Spokesperson

8 July 2020

Date

Derek Scott

Conservative Group Spokesperson

10 July 2020

Date

Fraser Macpherson

Liberal Democrat Group Spokesperson

8 July 2020

Date

Gregor Murray

Independent Member

13 July 2020

Date

Ian Borthwick

Lord Provost

8 July 2020

Date