
Report to Council

Date of Meeting: 24 October 2019

Subject: Glentana Mill Site, Alva

Report by: Strategic Director (Place)

1.0 Purpose

- 1.1. This report provides an update for Council on the current position in respect of the Glentana Mill site in Alva. It reaffirms the intentions for the site as set out in the report to Council of 23 August 2018 and the report to Place Committee of 21 March 2019 and accordingly seeks funding approval for its demolition. It also provides an overview for the Council's Housing Revenue Account (HRA) to develop the site for affordable housing, this would include specialist housing and house types suitable for older people, in line with priorities set out in the Local Housing Strategy 2018-2023 and Strategic Housing Investment Plan 2019-2024. The recommendation is for the site to be transferred to HRA.

2.0 Recommendations

- a) It is recommended that the Council approve the transfer of the site to the Council's Housing Revenue Account (HRA) based on the independent surveyor's valuation (5.2). This will secure the aspirations of the Council's Strategic Housing Investment Plan (SHIP) and to achieve an early capital receipt,
- b) It is recommended that the Council agrees to utilise the current HRA revenue surplus to purchase the site from the councils General Fund (GF), less costs of demolition and site clearance,
- c) It is recommended that the Council agrees to utilise the current HRA revenue surplus to demolish and clear the site,
- d) Note that HRA Business Plan will be updated to reflect this fiscal transfer.

3.0 Historical Background

- 3.1. Glentana Mill was built in 1873 as the Dalmore Works and extended in 1887. The mill was built for the Wilson Brothers and it specialised in the production of shawls, tweeds and tailor made ladies wear. The former mill was a large

complex with a brick chimney, weaving sheds and an engine house to the rear. The current Glentana Mill element of the complex was initially a two storey building.

- 3.2. It was partly re-built in 1895 after a storm with further additions in 1912 and 1916. In 1941, a fire destroyed the main two storey mill building and was re-built as a single storey building.
- 3.3. Glentana Mill remained in industrial use until around 1979, producing scarves, rugs and blankets in mohair, wool and cashmere.
- 3.4. Around 1993, the associated mill buildings and chimney were demolished and principally replaced by a car park. This served the remaining building which was converted into the Mill Trail Visitor Centre and coffee shop and later as a bike shop/clothing and textile shop.
- 3.5. The building was fully vacated in January 2019 and the tenant, Scotcrest, relocated into the former Alva CAP.
- 3.6. Historic Environment Scotland (HES) received a request, on 4 March 2019, to assess Glentana Mill as to its potential to be listed as a building of special architectural or historic interest. This repeats a consideration for Listing in 2010. HES confirm that in 2010 the building was not found to meet the criteria for listing. HES confirmed again on 28 August 2019 that they have decided **not** to list the building, largely due to it being a fragmentary remnant of a once larger mill complex and not representative of its industrial building type; it having had significant alterations including the loss of much of its original fabric and its setting being substantially altered.

4.0 Considerations

- 4.1. The Council agreed at its meeting of 23 August 2018 to “declare the former Glentana Mill and the adjacent site (Appendix 1) surplus to requirements and for it to be marketed for sale”. The report stated that the site is allocated for business use in the adopted Local Development Plan (LDP) which reflected the business use of the former mill at the time of plan preparation and the potential for adjacent business development which was not realised. It confirmed that the former mill building is not fit for purpose and is recommended for demolition and the resultant vacant site is considered to be most appropriate for residential development, given its location between housing/pensioners centre and the Cochrane Park. It further states that it is considered that it would be an ideal site for elderly/specialist housing. It is not considered viable for the property to be brought back in to productive use and there has been no recent development interest for the site, nor any viable interest for the buildings re-use given its condition and significant cost implications.
- 4.2. A subsequent report to the Place Committee of 21 March 2019 gave an update of disposals already approved, such that “tenders for demolition are being sought”. However, it is now proposed that the site be transferred to HRA and that the building will be demolished thereafter. A formal tender exercise is underway.

The delay in pursuing demolition was due to the consideration of HES regards potential listing of the property which took from March to August 2019. Recent indications for demolition costs are in the region of £130k - £150k¹.

- 4.3. Clackmannanshire Council's Strategic Investment Plan 2019 – 2024 (SHIP), approved by Council in November 2018, defines the Council's priorities for housing investment, as set out from the Local Housing Strategy 2018 – 2023 and sets out a 5 year delivery plan.
- 4.4. The resources available from Scottish Government grant to deliver affordable housing from 2019/20 to 2020/21 is £12.706 million allowing completion of around 240 new affordable homes to 2021. The Scottish Government is currently working on their approach to delivering housing beyond 2021 but remains committed to meeting future need. It has been assumed in the SHIP that subsequent annual allocation for Clackmannanshire will continue to be around £6 million.
- 4.5. A key driver in the housing market in Clackmannanshire is the ageing population and demographics. The SHIP sets out aims to provide specialist housing in collaboration with the IJB to work towards meet this need and mitigating the impact on shared budgets.
- 4.6. Glentana Mills is identified in the current SHIP as a potential site for affordable housing and particularly suitable for housing for older people. The ambition of the SHIP is to recognise suitable Council owned sites for future development allowing for greater strategic control to meet local housing needs and compliment local regeneration.
- 4.7. The LDP Main Issues report will be presented to the Place Committee on 7 November 2019. It proposes that the Glentana Mill site be amended from business use to mixed use, reflecting the considerations in the report to Council of 23 August 2018. There have been individual Ward discussions and wider Member briefings between June 2018 and October 2019.
- 4.8. We have received no formal application under the Community Empowerment Act for the transfer of Glentana building, although we have received enquiries/expressions of interest from different community/voluntary groups.
- 4.9. Demolition will achieve savings to the Council for rates and utilities that are currently some £20,000 per annum.

5.0 Development Proposal

- 5.1. It is considered that the Glentana Mill site has the potential to be developed for social housing (potentially with a partnering Registered Social Landlord (RSL)).
- 5.2. The site is currently being valued for transfer to HRA for social housing and members will be advised at the meeting if the valuation has been received. It

¹ Based on recent demolition costs of other buildings.

is anticipated that some 42 units for specific local need will be developed on the site, which will achieve around £44,000 per annum in Council tax².

5.3. Members are recommended to approve transfer of the site to HRA.

6.0 Sustainability Implications

6.1. Development of sites/properties will enable land and buildings to be brought into/retained in productive use, while delivering environmental improvement and economic regeneration.

7.0 Resource Implications

7.1. *Financial Details*

7.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

7.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

7.4 *Staffing*

7.5 There are no staffing implications arising from this report.

8.0 Exempt Reports

8.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

9.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

² Based on Band B & C.

(2) **Council Policies** (Please detail)

10.0 Equalities Impact

10.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

11.0 Legality

11.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

12.0 Appendices

12.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 – Map of site of former Glentana Mill, West Stirling Street, Alva

13.0 Background Papers

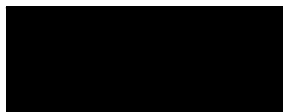
13.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

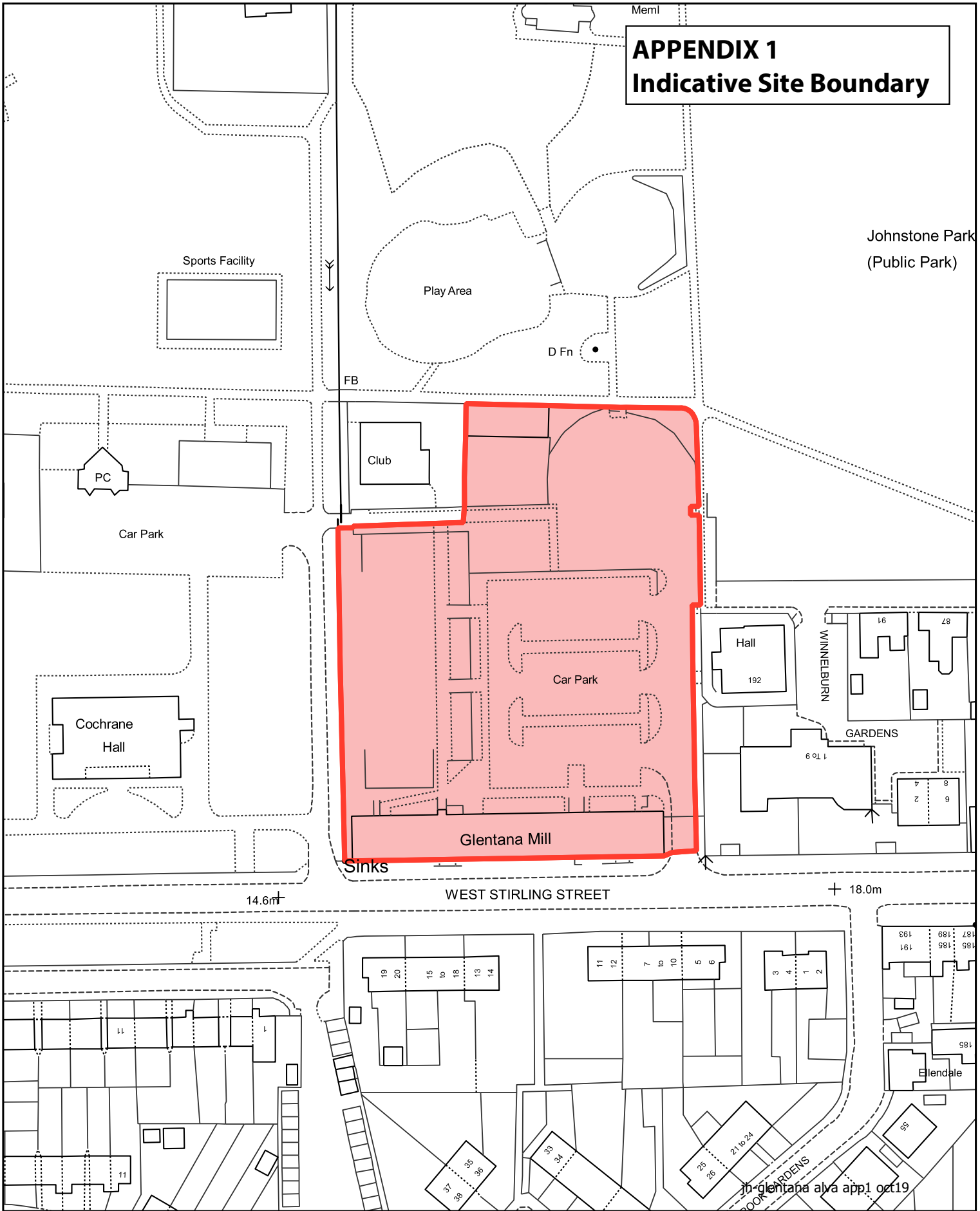
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Approved by

| NAME | DESIGNATION | SIGNATURE |
|--------------|----------------------------|---|
| Pete Leonard | Strategic Director (Place) |  |

APPENDIX 1 Indicative Site Boundary



0 10 20 30 40 metres




Scale: 1:1250

Date printed: 14 October

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Site of Former Glentana Mill
West Stirling Street
Alva
FK12 5EN

 Area = 2.37 Acres

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