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ADDITIONAL CIRCULATION



To: Councillor Lumsden, Convener; Councillor Graham, Vice Convener; and Councillors Boulton, Councillor Donnelly, the Depute Provost, Jackie Dunbar, Flynn, Laing, Nicoll and Yuill.

Town House,
ABERDEEN 18 June 2018

CITY GROWTH AND RESOURCES COMMITTEE

The undernoted items are circulated in connection with the meeting of the **CITY GROWTH AND RESOURCES COMMITTEE** to be held here in the Town House on **TUESDAY, 19 JUNE 2018 at 2.00 pm.**

FRASER BELL
CHIEF OFFICER - GOVERNANCE

BUSINESS

NOTICES OF MOTION

7.1 British Heart Foundation - Urgent Notice of Motion by Convener (Pages 3 - 6)

That the Committee:-

1. Notes the attached letter from the British Heart Foundation Scotland;
2. Instructs the Chief Operating Officer to write to Daniel Jones, Policy and Public Affairs Officer, British Heart Foundation Scotland to invite him to meet with Administration leaders to discuss how best Aberdeen City Council can bring forward proposals around delivering training to secondary school pupils on CPR;
3. Instructs the Chief Officer – Corporate Landlord to submit a Service Update prior to the meeting of this committee on 27 November 2018 to confirm registration of defibrillators on council premises, in support of the Scottish Ambulance Services' national campaign; and
4. Instructs the Chief Officer - Finance to set aside £5,000 from the Common Good account to help move these initiatives forward.

GENERAL BUSINESS

9.11 Public Request for Community Asset Transfer - Former Cadet Hut, The Bush, Peterculter - RES/18/053 (Pages 7 - 14)

9.12 Hazlehead Pool Feasibility Inspection - RES/18/055 (Pages 15 - 22)

The original agenda has this item as exempt at item 10.8. There was no requirement for the item to be exempt.

EXEMPT/CONFIDENTIAL BUSINESS

10.9 Funding Request - Balmoral Stadium - RES/18/052 (Pages 23 - 30)

Should you require any further information about this agenda, please contact Mark Masson, email mmasson@aberdeencity.gov.uk, or telephone 01224 522989



SCOTLAND

BHF Scotland
The Cube
43a Leith Street
Edinburgh
EH1 3AT

T 0131 555 5891

Cllr Douglas Lumsden
Leader of Aberdeen City Council

12 June 2018

By email

Dear Cllr Lumsden,

I am writing following the decision taken by Glasgow City Council to introduce cardiopulmonary resuscitation (CPR) training for all secondary pupils, as referenced in Monday 11 June 2018's edition of The Evening Times.

We at the British Heart Foundation want every Local Authority across Scotland to benefit from the chance to have the same opportunity to improve its cardiac arrest survival rates in the same way as Glasgow, and providing CPR training to all secondary school pupils would be the way to do this. In that regard, I invite Aberdeen City Council to follow Glasgow's lead in implementing compulsory CPR training for all school pupils, and I would like to offer the British Heart Foundation's support in helping you to achieve this.

We know there are great benefits to be yielded in every secondary pupil being trained in CPR and having the right skills to step in when a cardiac arrest occurs. At the moment in Scotland, only 1 in 20 people will survive an Out of Hospital Cardiac Arrest. After making it compulsory for all schools to teach their pupils CPR, cardiac arrest survival rates in Denmark increased to 1 in 4. Following the introduction of the same policy in Norway, survival rates there increased to 1 in 4. And survival rates from Out of Hospital Cardiac Arrests in Seattle increased to 1 in 5 after it made it mandatory for all of its pupils to learn CPR.

We also know that cardiac arrests are a social justice issue. You are twice as likely to have a cardiac arrest in an area of high deprivation. On average, cardiac arrests are experienced seven years earlier in areas of high deprivation than in low deprivation. And you are 43% less likely to survive to leave hospital if you live in an area of high deprivation. Ensuring that every school pupil has the right skills to step in and perform CPR in the event of a cardiac arrest therefore presents a great opportunity to save more lives across Aberdeen City Council.

The British Heart Foundation Scotland would like to offer its support to Aberdeen City Council to help ensure that all secondary school pupils can be trained in CPR. With two schools across the council area being signed up to our Heartstart training programme, and three schools being part of our Call, Push, Rescue programme, Aberdeen City Council is already well on its way to helping us create a nation of lifesavers. But ensuring that

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bhf.org.uk



every secondary school pupil receives CPR training as a matter of course in their curriculum gives us an opportunity to ensure that, when a cardiac arrest occurs, there is a better chance of someone nearby having the right skills to step in and save that person's life.

BHF Scotland offers a free Call, Push, Rescue training kit (worth £1300) to all schools which are eligible to receive one. For all schools in Aberdeen City Council which are not part of our Heartstart training programme or who do not yet have our Call, Push, Rescue kit, this allows pupils to be trained in CPR in as little as 30 minutes through DVD-led instructions using the CPR manikins which are included with the kit. I have enclosed below for your reference a list of schools already receiving Heartstart training or which have Call, Push, Rescue kits, as well as a list of the schools which do not yet have a Call, Push, Rescue kit, but are eligible to receive one.

BHF Scotland
The Cube
43a Leith Street
Edinburgh
EH1 3AT
T 0131 555 5891

I hope that you will feel encouraged to follow Glasgow City Council's lead in providing CPR training to all secondary pupils in schools across Aberdeen City Council. I would welcome the opportunity to meet with you to discuss how we could support you and your schools in delivering this training to your pupils. Please contact me through the details below to arrange if this is something which you would find helpful.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Daniel Jones", with a horizontal line drawn below it.

Daniel Jones
Policy and Public Affairs Officer
British Heart Foundation

Telephone: 0131 561 3358
Email: jonesda@bhf.org.uk

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British Heart
Foundation

SCOTLAND

BHF Scotland
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43a Leith Street
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ANNEX A

Schools in Aberdeen City Council with Heartstart training:

School name
Harlaw Academy
Bucksburn Academy

Schools in Aberdeen City Council with Call, Push, Rescue training kits:

School name
Kincorth Academy
Cults Academy
Woodlands School

Schools in Aberdeen City Council without Call, Push, Rescue kits but eligible to receive one:

School name
Hazlewood School

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SUBMISSION OF LATE REPORT

NAME OF COMMITTEE : City Growth & Resources
DATE OF COMMITTEE : 19/06/2018
TITLE OF REPORT : Request for Community Asset Transfer – Former Cadet Hut,
The Bush, Peterculter.

Please explain why this report is late.

The report is late due to officer having to review outline business case.

Please explain:

This report has to go to this committee as the sale is less than market value.

Director Steve Whyte

Date 18/16/2018

The following section must be completed by the Convener where a report must be submitted less than three clear days¹ before a meeting of the Council/Committee.

By law, an item of business must be open to inspection by members of the public for at least three clear days before a meeting.

An item of business not open to inspection for three clear days may be considered at a meeting only by reason of special circumstances, which shall be specified in the minutes, and where the Convener is of the opinion that the item should be considered as a matter of urgency.

Please explain why you are of the opinion that the item should be considered as a matter of urgency.

As above

Convener Douglas Lumsden

Date 18/06/2018

¹ For example if a letter is posted on Monday advising of a meeting on Friday, it gives 3 clear days notice (i.e. Tuesday, Wednesday, Thursday). Saturday, Sunday and public holidays are included within the definition of Clear Days.

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ABERDEEN CITY COUNCIL

COMMITTEE	City Growth and Resources
DATE	19 June 2018
REPORT TITLE	Request for Community Asset Transfer – Former Cadet Hut, The Bush, Peterculter.
REPORT NUMBER	RES/18/053
DIRECTOR	Steven Whyte
CHIEF OFFICER	Corporate Landlord
REPORT AUTHOR	Stephen Booth
TERMS OF REFERENCE	Purpose 4 and Remit 3.3

1. PURPOSE OF REPORT

- 1.1 This Report advises members of an approach from Culter and District Mens' Shed (SCIO:SC047990) for the transfer of the Former Cadet Hut in Peterculter for conversion by the community to a 'Mens Shed'. The report seeks to approve the request and requests delegated powers to undertake due diligence and conclude the transaction.

2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Approves in principle the transfer of the Former Cadet Hut, the Bush, Peterculter to Culter and District Mens Shed (PDMS) at below Market Value; and
- 2.2 Provides delegated powers to the Chief Officer - Corporate Landlord to undertake the necessary due diligence and if satisfied instruct the Chief Officer - Governance to conclude the sale at the value offered by the Culter and District Mens Shed, incorporating other terms as necessary to protect the Council's interest.

3. BACKGROUND

- 3.1 The Former Cadet Hut in Peterculter was last occupied by the Territorial Army (TA) in 2010. The property was occupied by them as a meeting hut on a leased basis.
- 3.2 An approach has been made by PDMS to purchase the property under the guise of a Community Asset Transfer. The Group are a SCIO recently formed to take on this project. At the 1st May 2018 they had been successful in

attracting 62 community members and raising their profile in a number of community outlets. They have provided a letter of support from Culter Community Council. Officers are satisfied that PDMS qualify as a community transfer body in terms of the Community Empowerment (Scotland) Act 2015 ("the 2015 Act").

- 3.3 If successful in their application the group will create a mens' shed in the space. Further information on the concept and principles can be found on the following link: - <https://scottishmsa.org.uk/>.
- 3.4 The activities within a mens' shed are varied and will be led by the members as the project evolves. Activities are likely to include woodworking, metalworking, furniture restoration, cooking, model making, planting containers etc.
- 3.5 The group are working with a range of other similar projects to benefit from their knowledge and experience which has influenced their business plan.
- 3.6 The group have provided a range of information to support their application and have been working with officers for some time, leading up to their formal request. A process now requires to be followed including issuing a public notice of their request and carrying out a formal assessment of their proposal. Officers are seeking delegated powers to follow this process and approve the transfer at less than market value. They are keen that decision making is proportionate to what is a relatively low value asset and are seeking a decision in principle to transfer the asset on terms identified by the community. Should officers have future concerns whilst undertaking due diligence this would be referred to the next meeting of the committee.

4. FINANCIAL IMPLICATIONS

- 4.1 The property is currently held as an operational asset and as such is valued on a quinquennial basis at Existing Use Value. It's current book value is £41,000. It's current market value is estimated as £80,000.
- 4.2 In terms of the 2015 Act the obligation to quote an offer price for a property rests with the community transfer body, and the local authority can then decide to accept or reject that offer. The group have verbally indicated an offer of £500 but their formal submission states a negotiable price. This is to allow them to offer a higher price should they be able to attract specific grant funding for this. In the event there is no grant support available they would wish to invest as much of their funds as possible into the project as possible.
- 4.3 In transferring the property to the community the Council will save on the revenue costs for the property including vacant rates. This is relatively low numbers on an annual basis, less than £5,000. The council would also have a maintenance liability removed.
- 4.4 PDMS have been successful in generating a grant of £10,000 from the Common Good for the project and a further £1,000 from Age Scotland. They have current applications live for around £10,000 including requests for

developer's contribution funds. Any revenue budget savings realised would be reported as part of the next update of the Asset Review.

- 4.5 An initial Business Plan has been prepared which if successful will see the group invest around £25,000 in the first year with annual running costs of around £5,000 per annum thereafter.

5. LEGAL IMPLICATIONS

- 5.1 A formal application from PDMS, submitted in accordance with the procedure outlined in the 2015 Act was received on 15 May 2018. In terms of the Act, the Council have 6 months to make a decision in relation to the application. By accepting the application in principle and delegating the power to finalise the due diligence the Council should comfortably meet the timescale and allow the project to proceed.
- 5.2 Ordinarily the Council would be required to dispose of the property at market value under the Disposal of Land by Local Authorities (Scotland) Regulations 2010. A disposal at less than market value can be permitted in terms of these Regulations provided that the Council is satisfied that the disposal for the price offered is reasonable, and the disposal is likely to contribute to the promotion of (a) economic development or regeneration; (b) health; (c) social well-being; or (d) environmental well-being.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	The council do not meet best value criteria	L	The asset is of low value. There are clear identifiable wider community benefits from the project.
Legal	Future enhanced site value.	L	Asset lock in terms of any upside being delivered to the community group. Protection measures can be introduced during conveyancing.
Employee	None		
Customer	The building has been vacant for some time and will require	L	All building records

	Risk	Low (L), Medium (M), High (H)	Mitigation
	investment to bring it up to standard.		
Environment	None		
Technology	None		
Reputational			

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	The transfer of the asset to the community will bring it back into economic use to the benefit of the community and the wider economy.
Prosperous People	In giving the asset to the community the council are meeting a key objective in the LOIP in allowing the community to provide the facilities they require themselves.
Prosperous Place	The building is currently in poor condition and an investment in it by the community will have wider social and economic benefit.
Enabling Technology	Not applicable

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	<i>full assessment not required report deals with estates matters.</i>
Privacy Impact Assessment	<i>Not Required</i>
Duty of Due Regard / Fairer Scotland Duty	<i>Not Applicable</i>

9. BACKGROUND PAPERS

None

10. APPENDICES

None

11. REPORT AUTHOR CONTACT DETAILS

Name: Stephen Booth, Chief Officer Corporate landlord
Email Address: stbooth@aberdeencity.gov.uk
Tel: 01224 522675

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SUBMISSION OF LATE REPORT

NAME OF COMMITTEE : City Growth & Resources
DATE OF COMMITTEE : 19/06/2018
TITLE OF REPORT : Hazlehead Pool Feasibility

Please explain why this report is late.

The report was requested at a later date by committee, as a result Officer was unable to meet the deadlines.

Please explain:

This report has to go to this committee as it was requested by the committee.

Director Steve Whyte

Date 18/16/2018

The following section must be completed by the Convener where a report must be submitted less than three clear days¹ before a meeting of the Council/Committee.

By law, an item of business must be open to inspection by members of the public for at least three clear days before a meeting.

An item of business not open to inspection for three clear days may be considered at a meeting only by reason of special circumstances, which shall be specified in the minutes, and where the Convener is of the opinion that the item should be considered as a matter of urgency.

Please explain why you are of the opinion that the item should be considered as a matter of urgency.

As above

Convener Douglas Lumsden

Date 18/06/2018

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ABERDEEN CITY COUNCIL

COMMITTEE	City Growth and Resources
DATE	19 June 2018
REPORT TITLE	Former Hazlehead Pool – Feasibility Inspection
REPORT NUMBER	RES/18/055
DIRECTOR	Steven Whyte
CHIEF OFFICER	Chief Officer – Corporate Landlord
REPORT AUTHOR	Stephen Booth
TERMS OF REFERENCE	4

1. PURPOSE OF REPORT

- 1.1 To report back on a Notice of Motion approved by the Capital Programme Committee on 23 May 2018.

2. RECOMMENDATION(S)

It is recommended that the Committee:-

- 2.1 Take no further action in relation to re-opening Hazlehead Pool.

3. BACKGROUND

- 3.1 At the Capital Programme Committee on 23 May 2018, an Urgent Notice of Motion was presented by Councillor Jennifer Stewart in the following terms:-

“That the Committee instruct the Chief Officer - Corporate Landlord to undertake a feasibility inspection on the future use of the Hazlehead Swimming Pool site, including the temporary re-opening of the building while the Northfield Pool works were undertaken, and to report the findings to the City Growth and Resources Committee on 19 June 2018”.

The Committee resolved to adopt the terms of the motion.

- 3.2 A range of council staff have since visited the facility and high-level conversations have taken place between council staff and Sport Aberdeen. As no budget was identified within the motion no external detailed appraisal work has been undertaken, nor have any specialised surveys been undertaken. As such all figures quoted are best estimates and should funding be available, and the committee be of a mind to reopen the pool, further work will be required.

3.3 A plan of the facility is attached below.



2016.09.28 floor
plan.pdf

3.4 Hazlehead swimming pool closed in August 2016. This followed a review of sports facilities by Sport Aberdeen which identified that the city had sufficient provision of pool facilities. As such there would no long-term justification for re-opening. In the short term, whilst there is consideration around the Northfield capacity, the likely timescale for this project will be for the Northfield project will be for the facility to re-open in 18 months. Works to re-open Hazlehead could take between 6 and 9 months depending on how quickly feasibility works could be progressed and timescales around procurement.

4. FINANCIAL IMPLICATIONS

4.1 At the time the building was considered for closure Sport Aberdeen reported that there were significant structural defects associated with the facility which raised doubts about its longevity. At the time a building survey commissioned by Sport Aberdeen estimated repair and maintenance investment requirements at over £341,000.

4.2 In order to assess the feasibility of re-opening the pool an inspection has been undertaken by the Council's Hard Facilities Management Team. Within the limitation of this inspection they have identified potential costs of up to £400k to have the building re-opened. Cost estimates are included in Appendix 1.

4.3 At the time of closure the annual revenue expenditure of the facility was around £240,000. with annual income of £71,000. creating a net subsidy requirement of £169,000. As it has been almost 2 years since the facility closed, and there has been a review of business rates in the intervening period, any running costs can be expected to have increased.

4.4 If the Council were to re-open the pool it is suggested that Sport Aberdeen be engaged to safely manage and run the facility. Sport Aberdeen have confirmed that they would be willing to run it on the council's behalf. They would however require having any revenue deficit covered. Without undertaking any detailed feasibility this is difficult to quantify, however initial suggestions are that this could cost around £200,000 per annum. In addition, consideration would have to be given to general management costs and additional resource to manage the Sport Aberdeen contract.

4.5 No budget provision currently exists to fund an increase in grant funding to Sport Aberdeen.

5. LEGAL IMPLICATIONS

- 5.1 There are no legal implication in the recommendation.
- 5.2 If there was a decision to re-open the pool there would have to be an amendment to the Sport Aberdeen Agreement. This is not considered to be overly onerous.

6. MANAGEMENT OF RISK

	Risk	Low (L), Medium (M), High (H)	Mitigation
Financial	There is no financial risk in the recommendation. If a decision was made to re-open the pool this would carry significant financial risks.	H	Further detailed viability and feasibility work would require to be undertaken. This was previously identified as around £50k.
Legal	There are no particular legal risks. If the pool re-opened all statutory and other compliance would have to be considered.	H	Addressed in full feasibility and action plan is required.
Employee	None		
Customer	Normal risks associated with use of a swimming pool.	L	Addressed through an action plan is pool re-opened.
Environment	Re-opening an older, inefficient building will add to CO2 emissions and the wider energy use of the city.	M	Pool is on CHP system.
Technology	None		
Reputational	With Northfield pool closed there may be wider capacity issues in the city. Re-opening a pool after it has closed, with the intention of closing the building again in the future would likely leave the council open to criticism over use of limited resources.	L H	Northfield pool programmes already re-housed. Full feasibility required

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	<i>No net impact based on recommendation.</i>
Prosperous People	<i>No net impact based on recommendation.</i>
Prosperous Place	<i>No net impact based on recommendation.</i>
Enabling Technology	<i>No net impact based on recommendation.</i>

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	<i>See attached</i>
Privacy Impact Assessment	<i>not required</i>
Duty of Due Regard / Fairer Scotland Duty	<i>not applicable</i>

9. BACKGROUND PAPERS

None

10. APPENDICES

Appendix 1

Hazlehead Swimming Pool

Action required	Budgeted Cost
Removal of window boards and replacement of any damaged windows, including high level access etc.	£10,000.00
Removal of roof light boarding and replacement of roof lights including for required ventilation grills. It should be noted that the original roof lights have been dismantled and remain on site but suggest that these will not be in a condition to be reinstalled	£20,000.00
Repairs to roof leaks	£10,000.00

Internal repairs to water ingress areas and redecoration of ceiling (main reception area predominantly, including high level access)	£7,500.00
Internal decoration to main reception area and changing rooms	£10,000.00
Provision of and installing shower curtains	£1,000.00
Full Circuit wiring testing (assumes limited repairs required)	£5,000.00
Full survey of Fire Alarm System and repairs to any faults found	£2,500.00
Full Survey of Emergency Lights and repair to any faults found	£2,500.00
Full survey of heating and ventilation plant and repairs/replacement of equipment	£50,000.00
Full survey of remaining pool filtration system and replace as required	£10,000.00
Estimate for repairs that may be required following survey	£50,000.00
Full survey of water system, Legionella testing, risk assessment and required works	£5,000.00
Full asbestos survey and repairs to any damage area	£5,000.00
Full structural survey of concrete in dry duct. Area of damage noted and concerns. Does not included for any required repairs	£7,500.00
Full survey of titles within pool area, pool surround and changing rooms. Crack visible within expansion joint in pool deep end. Does not include for any repairs.	£2,500.00
Repairs to pool scum channel drainage system within dry duct	£2,500.00
Provision of changing room lockers	£5,000.00
Replacement of ceiling lights (water ingress damage noted in various areas)	£5,000.00
Pool alarm system to be checked for full operation	£1,000.00
Hair dryer station within changing rooms if required	£1,000.00
Provision of staff welfare equipment	£1,000.00
Full inspection and correct operation of existing intruder alarm system	£ 500.00
Provision of pool aids and lane ropes	£2,000.00
Inspection for correct operation and repair to pool cover	£1,000.00
Provision and installing disabled access equipment at poolside	£5,000.00
Provision of disabled changing area	£5,000.00
Correct operation of all doors, furniture and signage	£1,000.00
Fire Fighting equipment servicing and replacement	£ 500.00
Correct operation of spectator area (checking area/ replacement as required)	£ 500.00
Inspection and repairing to rain water goods	£2,500.00
Prelims	£10,000.00
additional repairs from inspections	£50,000.00
Contingency (15%)	£50,000.00
Fees and supervision (15%)	£50,000.00
	£392,000.00

11. REPORT AUTHOR CONTACT DETAILS

Name	Stephen Booth
Title	Chief Officer – Corporate Landlord
Email Address	stbooth@aberdeencity.gov.uk
Tel	01224 522675

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