

PROPERTY SUB COMMITTEE

ABERDEEN, 4 February 2014. Minute of Meeting of the PROPERTY SUB COMMITTEE. Present:- Councillor Allan, Convener; and Councillors Dickson, Forsyth, McCaig, Milne, Noble, Reynolds, Young and Yuill.

The agenda and reports associated with this minute can be located at the following link:-

<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=483&MI d=3159&Ver=4>

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be altered retrospectively.

DETERMINATION OF EXEMPT ITEMS OF BUSINESS

1. The Convener proposed that the Sub Committee consider reports 4.1 to 4.5 with the press and public excluded.

The Sub Committee resolved:-

in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the press and public from the meeting for items 4.1 to 4.5 of the agenda (article 5 of this minute) onwards so as to avoid disclosure of information of the classes described in the following paragraphs of Schedule 7(A) to the Act: article 5 (paragraph 8), article 6 (paragraphs 6 and 9), article 7 (paragraphs 6 and 9), article 8 (paragraphs 6 and 9 and article 9 (paragraphs 6 and 9).

MINUTE OF PREVIOUS MEETING

2. The Sub Committee had before it the minute of its previous meeting of 26 November 2013.

The Committee resolved:-

to approve the minute as an accurate record.

SUB COMMITTEE BUSINESS STATEMENT

3. The Sub Committee had before it a statement of pending and outstanding sub committee business, as prepared by the Head of Legal and Democratic Services.

In relation to item 4 (Bobby Calder Park), the Sub Committee heard from the Property Estates Manager who advised that the Education, Culture and Sport service had recently appointed architects and masterplanners for the development of the new

PROPERTY SUB COMMITTEE

4 February 2014

school and therefore officers would arrange a meeting with stakeholders in the near future.

With regards item 5 (Ferryhill Engine Shed), the Sub Committee heard from the Property Estates Manager who explained that the Ferryhill Railway Heritage Trust was awaiting the outcome of three lottery funding applications. An outcome was envisaged by June 2014 and at that time officers would report back to the Sub Committee.

At this juncture the Sub Committee agreed in terms of Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the press and public from the meeting for the following oral update so as to avoid disclosure of information of the classes described in paragraph 6 and 9 of Schedule 7(A) to the Act.

With regards item 13 (Premises at 132 Wellington Road), the Sub Committee heard from the Property Investment Manager who advised discussions were ongoing regarding these premises and proposed that a report on the current position be submitted to the next meeting of Finance, Policy and Resources Committee for consideration.

The Sub Committee resolved:-

- (i) in relation to item 1 (Review of Commercial Office Properties), to note the update and therefore to remove this item;
- (ii) in relation to item 4 (Bobby Calder Park), to note the oral update provided by the Property Estates Manager;
- (iii) in relation to item 5 (Ferryhill Engine Shed), to note the update provided by the Property Estates Manager;
- (iv) in relation to item 13 (Premises at 132 Wellington Road), to note the oral update provided by Property Investment Manager and to instruct officers to report to the next meeting of the Finance, Policy and Resources Committee on this matter;
- (v) in relation to item 14 (Leaside Road Community Centre), to note that an update was contained in item 4.5 of today's agenda and therefore to remove this item; and
- (vi) to otherwise note the updates.

CONDITION AND SUITABILITY PROGRAMME 2014-15 (EPI/13/268)

4. The Sub Committee had before it a report by the Director of Enterprise, Planning and Infrastructure which advised on the provisional Condition and Suitability programme which was included in the approved Non-Housing Capital Budget allocation for 2014-15.

PROPERTY SUB COMMITTEE

4 February 2014

The report recommended –

that the Sub Committee -

- (a) approve the Condition and Suitability programme 2014-15 projects listed in Appendix A;
- (b) instruct appropriate officials to implement the detailed programme;
- (c) delegate authority to the Head of Asset Management and Operations, in consultation with the Corporate Asset Group and the Convener of the Sub Committee and the Convener of Finance, Policy and Resources, to amend the programme should priorities change due to unforeseen circumstances during the year, with such changes to be reported to the Committee as a bulletin report;
- (d) authorise the Director of Enterprise, Planning and Infrastructure, the Head of Asset Management and Operations and the General Manager – Asset Management, in connection with the programme, to undertake or instruct tendering procedures or competitive quotes procedures as appropriate and the awarding of contracts following thereon, subject to the necessary funding being available in the approved Non-Housing Capital Budget; and agree that all such procedures and contracts be exempt from Standing Order 1(3) of the Council's Standing Orders relating to Contracts and Procurement; and
- (e) note the amendments to the 2013-14 programme and the progress with the approved projects.

The Sub Committee resolved:-

to approve the recommendations.

In accordance with the decision recorded under article 1 of this minute, the following items were considered with the press and public excluded.

CONDITION AND SUITABILITY PROGRAMME 2014-15 - APPENDIX (EPI/13/268)

5. With reference to article 4 of this minute, the Sub Committee had before it an appendix containing details of the estimated costs of the proposed works.

The Sub Committee resolved:-

to note that this matter had been dealt with at article 4 of this minute.

PROPERTY SUB COMMITTEE

4 February 2014

MARISCHAL SQUARE - EXTERNAL SUPPORT (EPI/14/005)

6. With reference to article 25 of the minute of the meeting of Council of 31 October 2013, the Sub Committee had before it a report by the Director of Enterprise, Planning and Infrastructure which discussed future challenges to be faced by the Council in taking forward the redevelopment of Marischal Square, particularly short term contract supervision and the longer term options to manage the asset.

The report recommended –

that the Sub Committee –

- (a) note the content of the report and instruct the Head of Asset Management and Operations to undertake the necessary procurement exercises identified in the report, reporting back to the Sub Committee as required; and
- (b) approve the estimated expenditure of £150,000 for the procurement of support pre practical completion and the estimated expenditure of £750,000 per annum for the procurement of support post practical completion in accordance with Standing Order 1(3) of the Council's Standing Orders Relating to Contracts and Procurement.

The Sub Committee resolved:-

to approve the recommendations.

COMMON GOOD - REVIEW OF FARMLAND AND GRAZING (EPI/14/007)

7. With reference to article 25 of the minute of the meeting of the Finance and Resources Committee of 28 September 2010, the Sub Committee had before it a report by the Director of Enterprise, Planning and Infrastructure which presented the outcome of the reviews of farmland and grazing land held on the Common Good and Trust Fund Accounts.

The report recommended –

that the Sub Committee –

- (a) agree that the general principle be accepted that farmland and grazing land be retained in Council ownership;
- (b) agree that officers continue to monitor the planning designations of the properties and continue to promote, where appropriate, any development opportunities on a case by case basis; and
- (c) agree that officers continue to manage the leased properties proactively in relation to managing lease terms and conditions to give the Council flexibility and to maximise the commercial return.

PROPERTY SUB COMMITTEE

4 February 2014

The Sub Committee resolved:-

- (i) to approve recommendations; and
- (ii) in relation to the sale of the property at Westside of Carnie, Skene, to note that officers would report to the Head of Legal and Democratic Services on an alternative legal mechanism to protect the proposed clawback arrangement, as previously instructed (article 46 of the minute of the former Finance and Resources Committee of 29 September 2010 refers), in consultation with the Convener and Vice Convener of the Finance, Policy and Resources Committee in the near future.

PROPERTY SALE - 25 WESTFIELD TERRACE (EPI/14/003)

8. The Sub Committee had before it a report by the Director of Enterprise, Planning and Infrastructure which advised on the outcome of marketing activities in relation to a surplus property at 25 Westfield Terrace and the offers subsequently received.

The report recommended –

that the Sub Committee –

- (a) accept the offer submitted by the Commercial Law Practice, on behalf of ECS Investment Property Limited; and
- (b) instruct the Head of Legal and Democratic Services to conclude missives for the sale of this property incorporating various qualifications as were necessary to protect the Council's interests.

The Sub Committee resolved:-

to approve the recommendations.

PROPERTY - VACANT AND SURPLUS ASSETS FEBRUARY 2014 (EPI/14/004)

9. With reference to article 11 of the minute of its meeting of 26 November 2013, the Sub Committee had before it a report by the Director of Enterprise, Planning and Infrastructure which provided members with an update on activities in relation to properties which had been declared surplus to the Council's requirements or were currently vacant awaiting a decision on future use.

PROPERTY SUB COMMITTEE

4 February 2014

The report recommended –

that the Sub Committee –

- (a) note the position in relation to all the vacant and surplus assets, as identified in Appendices A, B and C of the report;
- (b) note the lease of the following properties held on the tenanted non residential portfolio, concluded since the Sub Committee's meeting on 26 November 2013:-
 - Office 17, Aberdeen Business Centre, £2,400
 - Unit 16, Woodlands Drive, Dyce, £27,500
 - Office 2, Aberdeen Business Centre, £7,800
 - 24/26 Claremont Street, £6,000;
- (c) note the update on the former Victoria Road School;
- (d) note the update on the former Leadsid Community Centre;
- (e) note the update on the proposed development site at Devil's Den, Woodside and approve the additional allowable deductions as stated;
- (f) note the position in relation to the development agreement at Loirston; and
- (g) note the position with the Bon Accord Baths building and instruct officers to remarket the property.

The Sub Committee heard from the Property Estates Manager who advised in relation to the former Victoria Road School that information from the Torry Community Council was expected by 17 February and that a report on this property would be submitted to the next meeting of the Sub Committee.

The Sub Committee resolved:-

- (i) to approve the recommendations; and
- (ii) to note the oral update in relation to Victoria Road School and that a report on this matter would be submitted to the next meeting of the Sub Committee.

- COUNCILLOR YVONNE ALLAN, Convener.