

ABERDEEN CITY COUNCIL

COMMITTEE	Social Care & Wellbeing Committee
DATE	4 November 2010
DIRECTOR	Fred McBride
TITLE OF REPORT	Future use of various operational properties
REPORT NUMBER:	SCW/10/095

1. PURPOSE OF REPORT

The purpose of this report is to inform the Committee of various operational properties that are now surplus to the service requirements and to agree their future use.

2. RECOMMENDATION(S)

It is recommended that the Committee:

- a) Declare the following properties surplus to the requirements of the Social Care and Wellbeing service;
 1. Glamis Cottage, 30 Merkland Road, Aberdeen, AB24 3HY (Appendix 1)
 2. Burnside Centre, Mastrick Drive, Aberdeen, AB16 6UE (Appendix 2)
 3. Dominies Road Hostel, 3 Dominies Road, Aberdeen, AB16 5ED. (Appendix 3)
 4. Seaview Children's Home, 1 Seaview Road, Danestone, Aberdeen, AB23 8JL. (Appendix 4)
 5. Hillylands Centre, Croft Road, Aberdeen, AB16 6RB (Appendix 5)
- b) Remit the properties 1 to 4 to the Finance & Resources Committee on 2 December 2010 to have them declared surplus to Aberdeen City Council and to authorise the Head of Asset Management & Operations to instruct officers to commence the disposal process of these properties on the open market; and
- c) Note that the property 5, Hillylands Centre held on the General Account, be re-utilised by Education, Culture & Sport. This will be reported to the next Education, Culture & Sport Committee.

3. FINANCIAL IMPLICATIONS

The disposal of these properties will generate future capital receipts for the Council. As the proposed sales will be at Market Value, there are no state aid implications.

No detailed valuation work has been undertaken on these properties as yet.

The outstanding debt of £379,000 against the Hillylands Centre will be written off against the future receipt of Summerhill.

There will be future costs associated with marketing and holding these properties until disposal process is complete.

4. OTHER IMPLICATIONS

There are no significant other implications in relation to the proposals, although ongoing property maintenance and legal resources will be required in the future to conclude the proposed sales.

5. BACKGROUND/MAIN ISSUES

Social Care and Wellbeing service have identified that these properties are now surplus to their requirements and that their availability be referred to the Finance & Resources Committee to consider their future.

1. Glamis Cottage, 30 Merkland Road, Aberdeen, AB24 3HY. (App 1)
Ex SCWB Nursing Home. A traditional detached, three storey, stone building with modern extensions extending in total to 5000 sq ft, or thereby, fitted out as a 14 bedroom Care Home and occupying a total site area of 0.17 acres, or thereby. The property has been vacant since 31 March 2010 as a result of re-provisioning of the services provided as part of the 2010/11 budget setting process approved by Council in February 2010.
2. Burnside Centre, Mastrick Drive, Aberdeen, AB16 6UE. (App 2)
Ex SCWB Learning Centre. A traditional 1960's single storey, pitched roof property extending in total to 15000 sq ft, or thereby, previously used as a Learning Disability Day Centre, and occupying a total site area of 2.4 acres, or thereby. The property has been vacant since 31 May 2010 as a result of restructuring of Learning Disability Day Service as agreed by Council in December 2008.
3. Dominies Road Hostel, 3 Dominies Road, Aberdeen, AB16 5ED. (App 3)
Ex SCWB Care Home. A traditional 1970's single storey, pitched roof property extending in total to 4800 sq ft, or thereby, previously used as a Residential Care Unit and occupying a total site area of 0.75 acres. This property have been vacant since 31 March 2010 as a result of restructuring of Learning Disability Residential Units as part of the 2010/11 budget setting process approved at Council in February 2010.

4. Seaview Childrens Home, 1 Seaview Road, Danestone, Aberdeen, AB23 8JL. (App 4)
Ex. SCWB Children's Home. A traditional 1970's two storey, detached, pitched roof property extending in total to 2683 sq ft, or thereby, previously used as a Residential Care Unit and occupying a total site area of 0.2 acres. This property has been vacant since February 2010 and the lease to the operator expired April 2010. A building survey report in late 2009 identified a large crack in the wall, which did not result in immediate closure but made the building subject to 3 monthly inspections. The operator stopped taking new referrals around December 2009

5. Hillylands Centre, Croft Road, Aberdeen, AB16 6RB. (App 5)
Ex SCWB Learning Centre. A 1980's single storey, pitched roofed property extending in total to 3700 sq ft, or thereby, previously used as a Community Special Needs Group centre and occupying a total site area of 0.52 acres, or thereby. The property has been vacant since 31 may 2010 as a result of restructuring of Learning Disability Day Service as agreed by Council in December 2008. Education, Culture & Sport are undertaking an options appraisal as part of the Summerhill decant exercise and this property has been identified as a suitable option.

In anticipation of a Report being submitted to Committee, the availability of each property (Seaview circulated October) was circulated to all Council Services and the North East Property Group in June 2010. To date Education, Culture & Sport have shown an interest in Hillylands as a potential location for part of the Summerhill decanting process.

Accordingly, the Committee is now invited to approve the recommendation that the Director of Social Care and Wellbeing be authorised to declare these properties surplus, to enter into discussions to transfer the Hillylands Centre to the Education, Culture & Sport account. and to remit these properties to the Finance & Resources Committee 2 December 2010.

6. IMPACT

Sales of these properties meet the single outcome agreement in relation to the efficient running of the Council and its property portfolio.

These potential disposals will assist in the redevelopment of vacant buildings/sites and will have wider economic benefits.

The subjects are due to be declared surplus, and, as such, there are no Equalities & Human Rights Impact Assessment factors.

7. BACKGROUND PAPERS

There are no background papers for this report.

8. REPORT AUTHOR DETAILS

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