

ABERDEEN CITY COUNCIL

COMMITTEE:	Education, Culture and Sport
DATE:	18 November 2010
DIRECTOR:	Annette Bruton
TITLE OF REPORT:	Hillylands Centre – Use as Young People’s Centre
REPORT NUMBER:	ECS/10/102

1. PURPOSE OF REPORT

The purpose of this report is to seek approval from the Committee for the transfer of the former Hillylands Disabled Living Centre to Education, Culture and Sport from Social Care and Wellbeing. This building would then be adapted to provide a replacement for the current Mastrick Young People’s Project at the Summerhill Centre.

2. RECOMMENDATIONS

That the Committee agree that:

- a) Subject to Finance and Resources Committee agreeing to the cost of the capital refurbishment works and the outstanding capital repayments being met from the proceeds of the sale of the Summerhill site,
 - i. The Committee agree to the transfer of the former Hillylands Disabled Living Centre to Education, Culture and Sport from Social Care and Wellbeing;
 - ii. The Committee agree to the adaptation of the building as a replacement for the current Mastrick Young People’s Project at the Summerhill Centre;

3. FINANCIAL IMPLICATIONS

It is proposed that the costs of adapting and refurbishing the building to make it suitable for use as a Young People’s Centre would be met from the proceeds of the sale of the Summerhill site, and it anticipated that these costs will be between £150 - £250K.

There is currently an outstanding capital debt on this building of £379,993.04. In order to ensure that the ongoing revenue costs can be kept to a reasonable level, it is proposed that that this outstanding capital is repaid from the proceeds of the sale of

the Summerhill site. This would which would enable the Community Learning and Development service to operate the building within the existing revenue budget s.

The above funding, related to the sale of Summerhill, will be considered at the next Finance and Resources Committee on 2 December 2010.

4. SERVICE & COMMUNITY IMPACT

The provision of a replacement facility for Mastrick Young People's Project at the Hillylands Centre in Mastrick will ensure the continued and potentially improved facilities for young people and communities within the Mastrick, Sheddocksley and Summerhill neighbourhoods. This is supported by the local Community Council, and reinforced as neighbourhood priorities within the Community Plan for Mastrick, Sheddocksley, Summerhill and Hazlehead.

5. OTHER IMPLICATIONS

There are no significant other implications in relation to the proposals, although ongoing property maintenance will be required by Community Learning and Development to keep the in a reasonable condition.

There are no Equalities & Human Rights Impact Assessment factors, as long as the existing community facilities can be relocated to alternative premises.

6. REPORT

Over the last six months there has been a concerted effort to relocate services from the Summerhill Centre to alternative locations elsewhere in the city, with the vast majority of services having been decanted prior to Summer 2010.

However, one service for which an alternative relocation had not been identified is the Mastrick Young People's Project, which is operated by Community Learning and Development. The particular circumstances of this service mean that it needs to be located in an appropriate building within the Sheddocksley, Summerhill and Mastrick catchment area, and it currently continues to operate from self-contained facilities to the north-west of the Summerhill site.

Now that a preferred bidder has been identified for the Summerhill site, there is greater pressure to relocate this service as soon as possible, and Finance and Resources Committee considered this matter at their meeting of 28 September 2010.

An option appraisal was carried out, and this identified the former Hillylands Centre, at Croft Road in Mastrick as the most suitable alternative location for the Mastrick Young People's Project.

This property was vacated by the Social Care and Wellbeing service on 31 May 2010, as a result of restructuring of Learning Disability Day Service as agreed by Council in December 2008. (See site plan, enclosed as Appendix 1).

Social Care and Wellbeing Committee agreed to declare the former Hillylands Centre surplus to their requirements at their meeting of 4 November 2010. They did however note that Community Learning and Development may have a potential use for the building, subject to agreement by the Education, Culture and Sport Committee.

At the Finance and Resources Committee meeting on 28 September 2010, considered the principle of adapting the former Hillylands Disabled Living Centre building, in order to accommodate the Mastrick Young People's Project, as part of finalising the decant of services from Summerhill.

As the building will require some adaptation and refurbishment to make it suitable for use as a Young People's Centre, officers have done initial work to develop the scope, and likely cost of this work. At that Finance and Resources Committee, the Councillors queried the potential refurbishment costs, and requested Officers to develop detailed costs, which will be considered at the next meeting of the Committee on 2 December 2010.

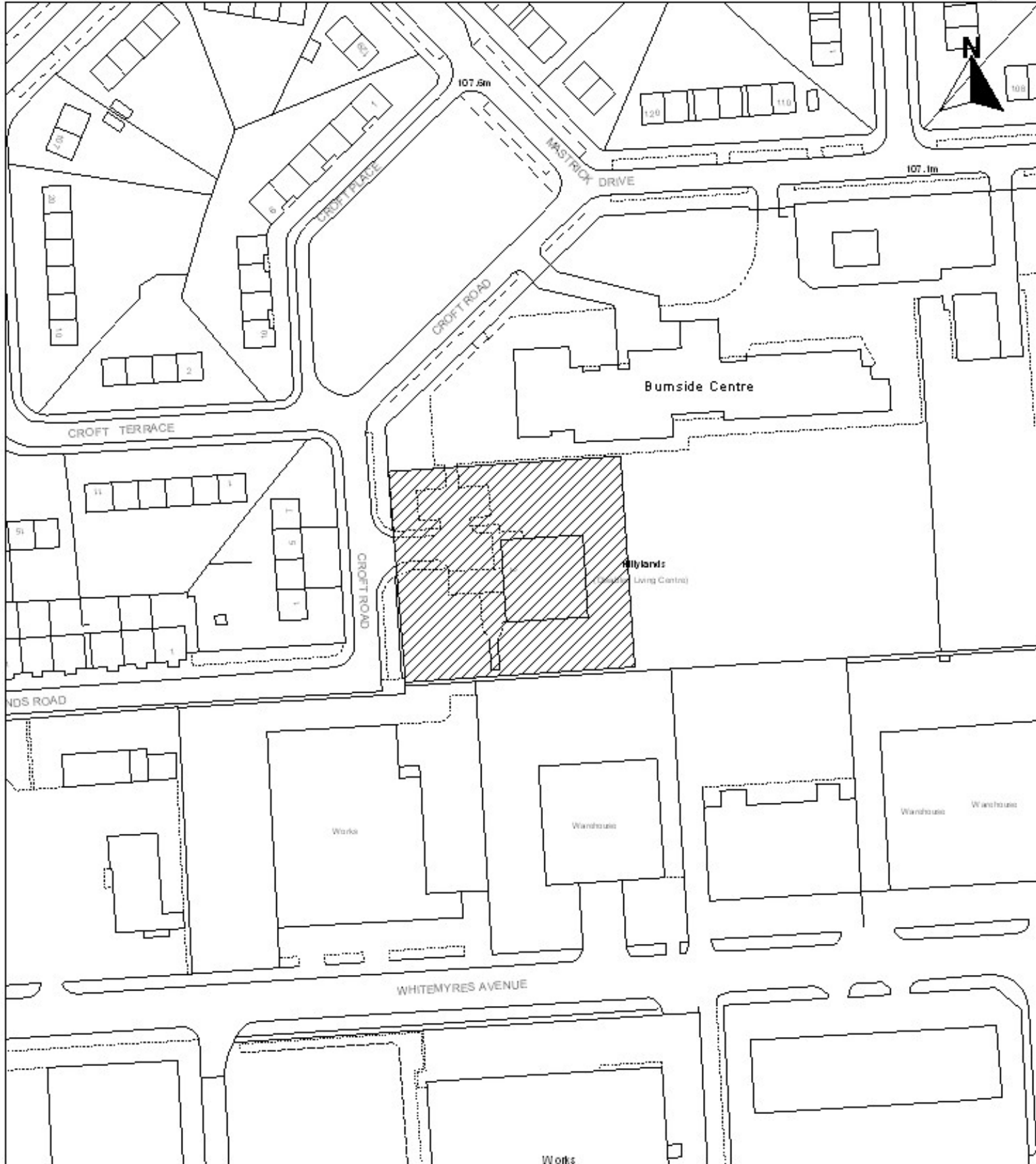
7. REPORT AUTHOR DETAILS

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8. BACKGROUND PAPERS

Report and minutes of the Finance and Resources Committee of 28 September 2010.

Report to the Social Care and Wellbeing Committee of 4 November 2010.



Title: Hillylands Centre, Croft Road, Aberdeen, AB16 6RB

Scale: 1:1250

Date: 04 October 2010

Map Ref: NJ9006NW

