

ABERDEEN CITY COUNCIL

COMMITTEE	Housing & Environment
DATE	12 January 2011
CORPORATE DIRECTORS	Pete Leonard and Gordon McIntosh
TITLE OF REPORT	Former Cairnfield Community Centre – Future Use
REPORT NUMBER	EPI/11/018

1. PURPOSE OF REPORT

The purpose of this report is to update the Committee on the future of this surplus property, which is currently vacant, and recommends that as there is no interest from other Council Services or the Council's public Partners, the property should be advertised for sale on the open market.

2 RECOMMENDATION(S)

It is recommended that:-

- a) the property be declared surplus to the requirements of Housing and Environment and be referred onto the meeting of the Finance & Resources Committee of 01 February 2011 for its information;
- b) the Head of Finance be instructed to obtain First Minister approval for the future sale of the property;
- c) the Head of Asset Management and Operations be authorised to market the property for sale on the open market following the obtaining of First Minister approval; and
- d) a further Report is submitted to the appropriate meeting of the Finance & Resources Committee in due course detailing any offers received (and is also referred onto the next appropriate meeting of the Housing and Environment Committee for its information).

3. FINANCIAL IMPLICATIONS

The sale of the property could generate a capital receipt in the region of £150,000 for the Housing Revenue Account, subject to obtaining Scottish Minister approval for any subsequent disposal.

As the proposed sale will be at Market Value, there are no state aid implications.

4. OTHER IMPLICATIONS

There are no significant other implications in relation to the proposals, although legal and finance resources will be required in the future to conclude the proposed sale.

The building itself requires upgrading/improvement and there are a number of holding costs in relation to the property, as yet to be determined.

5. BACKGROUND/MAIN ISSUES

The Education, Culture and Sport Committee meeting of 07 January 2010 (Article 13) approved the recommendation that the Cairnfield Community Centre be declared surplus to the requirements of the Education, Culture and Sport Directorate, although it has subsequently been confirmed by the Head of Legal and Democratic Services that the site upon which the Centre is erected is actually held on the Housing Revenue Account (HRA), and, as such, the foregoing is erroneous.

The property, identified on the attached plan, comprises a detached single-storey building of blockwork construction under a pitched tiled roof with accommodation extending to male and female toilets together with a disabled toilet, two offices and a large open plan hall/room with tea preparation facilities. As the property sits on a sloping site, only 0.08 hectares (0.2 acres), or thereby, of ground are considered developable out of the total site area of 0.15 hectares (0.37 acres), or thereby.

The Council's external property contractors, Ryden, have inspected the property, and advise within their Marketing Report that they would currently anticipate achieving a value of around £150,000.

In line with disposal procedures, the availability of the property was circulated to all Council Services and Partners. By the deadline date of 02 April 2010, no interest had been expressed from any Service or Partner, including representatives on behalf of the HRA. Following the discovery that the property is held on the HRA, it was again given consideration by officers on behalf of the HRA, again with no future HRA use being identified. At the present date there is still no interest.

Accordingly, the Committee is invited to approve the recommendations that the property now be declared surplus to the requirements of Housing and Environment and, thereafter, the Head of Finance be instructed to obtain First Minister approval to the future sale of the property, whilst the Head of Asset Management and Operations be authorised to advertise the property for sale on the open market following the obtaining of the First Minister approval, and that a further Report is submitted to the appropriate meeting of the Finance and Resources Committee in due course detailing the offers received with it also being referred onto the next appropriate meeting of the Housing and Environment Committee for its information.

6. IMPACT

Corporate –

A sale of the property meets the single outcome agreement in relation to the efficient running of the Council and its property portfolio.

The sale of the property in assisting the redevelopment of a vacant building will have wider economic development benefits.

Public –

It is not anticipated that the sale of this asset will create any significant public interest.

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

7. BACKGROUND PAPERS

None.

8. REPORT AUTHOR DETAILS

Ian Perry,
Housing Improvements Officer, Housing Assets
✉ iperry@aberdeencity.gov.uk
☎ 01224 52(2345)

Ian Harris,
Technical Officer, Estates Team, Asset Management
✉ ianh@aberdeencity.gov.uk
☎ 01224 52(2846)