

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	City Growth and Resources
<b>DATE</b>	25 August 2021
<b>EXEMPT</b>	The content of the report is public but Appendix 1 should be considered exempt under Paragraph 9  This report is exempt in that it discusses the potential "...terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services provided disclosure of these terms would prejudice the Council in these or any other negotiations."
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Disposal of Eastside of Carnie – Lands of Skene House
<b>REPORT NUMBER</b>	RES/21/170
<b>DIRECTOR</b>	Steven Whyte
<b>CHIEF OFFICER</b>	Stephen Booth
<b>REPORT AUTHOR</b>	Cate Armstrong
<b>TERMS OF REFERENCE</b>	4.1 & 4.4

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### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise members of the offers received for the Eastside of Carnie Farmhouse, Westhill, Skene following it being placed on the market for sale.

### 2. RECOMMENDATION(S)

That the Committee:-

- 2.1 Accept the recommendation to dispose of this property to the preferred bidder; and
- 2.2 Instruct the Chief Officer – Governance to conclude missives for the sale of the property incorporating various qualifications as are necessary to protect the Council's interest, together with any other matters as are required to complete the sale.

### 3. BACKGROUND

- 3.1 Eastside of Carnie Farmhouse is a residential property located to the south of Westhill in Aberdeenshire. It is held under the Land of Skene Charitable Trust.
- 3.2 The dwelling was previously leased as part of an agricultural tenancy. On 20<sup>th</sup> September 2017 the Finance Policy & Resources Committee resolved to renounce the dwelling from the agricultural tenancy it was held under and

authorise the Head of Land & Property Assets to advertise the property for sale on the open market.

- 3.3 Works were undertaken to separate the dwelling from the agricultural property, and to provide an independent oil tank for the central heating system and sewage pumping system with soakaway mound within the curtilage of the property.
- 3.4 The property was placed on the market in August 2019 advertised on the Aberdeen Solicitors Property Centre at offers over £290,000.
- 3.5 The house has been viewed over 44,000 times since going on the market, with almost 27,000 online viewings in the last year, and over 2900 in the last month. This has resulted in over 30 direct enquires or requests for a viewing being received.
- 3.6 The value of the property was reviewed internally as part of the Asset Valuation exercise in November 2020, and the asking price subsequently reduced to offers over £250,000.
- 3.7 Interest in the property increased following the reduction in the asking price and a verbal offer was received for the property in April 2021. It was subsequently decided that the Home Report should be refreshed by the external valuer. The valuation returned was £270,000 less the costs of any essential wood treatment and damp specialist works.
- 3.8 We have had several viewings in the last 2 – 3 months and a further 4 notes of interest in the property were received, with a total of 5 notes of interest it was decided that a closing date would be set for 12.00 noon on 6<sup>th</sup> Aug 2021.
- 3.9 At the closing date 2 offers were received; the details of which are summarised in Appendix 1.
- 3.10 It is recommended that the Committee accept the top offer as outlined in Appendix 1.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 The financial implications arising from the recommendation to approve the sale of the property would be a capital receipt for the Lands of Skene Charitable Trust

#### **5. LEGAL IMPLICATIONS**

- 5.1 There are no direct legal implications arising from the recommendations of this report other than the requirement of legal resource to complete the transaction.

## 6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
<b>Strategic Risk</b>	None in relation to this recommendation		
<b>Compliance</b>	None in relation to this recommendation		
<b>Operational</b>	There are risks in relation to staff through the retention of vacant building which would require regular inspection and management.	L	Approve the recommendation of this Report
<b>Financial</b>	If the property remains unsold there will be continued holding costs for the Council and no Capital Receipt.	L	Approve the recommendation of this Report
<b>Reputational</b>	The property, if unsold, will remain vacant and subject to further deterioration and disrepair causing reputational damage to the Council.	L	Approve the recommendation of this Report
<b>Environment / Climate</b>	None in relation to this report.		

## 7. OUTCOMES

<b><u>COUNCIL DELIVERY PLAN</u></b>	
	<b>Impact of Report</b>
<b>Aberdeen City Council Policy Statement</b>	The proposals in this report have no impact on the Council Delivery Plan.
<b>Aberdeen City Local Outcome Improvement Plan</b>	
Prosperous Economy Stretch Outcomes	The proposals in this report have no impact on the Prosperous Economy Stretch Outcomes.
Prosperous People Stretch Outcomes	The proposals in this report have no impact on the Prosperous People Stretch Outcomes.
Prosperous Place Stretch Outcomes	The proposals in this report have no impact on the Prosperous Place Stretch Outcomes.

<b>Regional and City Strategies</b>	The proposals in this report have no impact on the Regional and City Strategies.
<b>UK and Scottish Legislative and Policy Programmes</b>	The proposals in this report have no impact on the UK and Scottish Legislative and Policy Programmes.

## 8. IMPACT ASSESSMENTS

Assessment	Outcome
<b>Impact Assessment</b>	Full impact assessment not required
<b>Data Protection Impact Assessment</b>	Not required

## 9. BACKGROUND PAPERS

9.1 CHV/17/231 Finance, Policy & Resources – Lands of Skene, surplus houses

## 10. APPENDICES

10.1 Appendix 1 - Tender Summary Report

## 11. REPORT AUTHOR CONTACT DETAILS

<b>Name</b>	Cate Armstrong
<b>Title</b>	Estates Surveyor
<b>Email Address</b>	<a href="mailto:carmstrong@aberdeencity.gov.uk">carmstrong@aberdeencity.gov.uk</a>
<b>Tel</b>	07824 543208