

ABERDEEN CITY COUNCIL

COMMITTEE	Social Care & Wellbeing
DATE	17 May 2011
CORPORATE DIRECTOR	Fred McBride
TITLE OF REPORT	26 Netherhills Avenue, Bucksburn – Future Use
REPORT NUMBER	SCW/11/039

1. PURPOSE OF REPORT

The purpose of this report is to update the Committee on the future of this vacant property.

2. RECOMMENDATION(S)

It is recommended that:-

- 2.1 The property be declared surplus to the requirements of Social Care and Wellbeing directorate;
- 2.2 Remit the property to the Finance & Resources Committee of 16 June 2011 to have it declare the property surplus to Aberdeen City Council and to authorise the Head of Asset Management and Operations to instruct officers to commence the disposal of the property on the open market; and
- 2.3 A further report is submitted to the appropriate meeting of the Finance & Resources Committee in due course detailing any offers received.

3. FINANCIAL IMPLICATIONS

- 3.1 The sale of the property will generate a future capital receipt for the General Services Account.
- 3.2 As the proposed sale will be at Market Value, there are no state aid implications.

4. OTHER IMPLICATIONS

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

4.2 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

5.1 The property comprises a large detached two-storey former home with accommodation extending to two public rooms, office, kitchen, bathroom and store on the ground floor, six bedrooms, bathroom and shower room on the first floor plus a single garage within the garden.

5.2 It was previously used as Netherhills Children's Home for many years, but was vacated at the beginning of 2008 when the new home at the junction of Hardgate/Willowbank Road, "The Willows", was opened. It was subsequently used as temporary accommodation by the Beacon Youth Drop-in Programme while its premises within the Beacon Community Centre were being upgraded as part of the Bucksburn 3Rs project. It became vacant again at Easter 2010.

5.3 In anticipation of the property being declared surplus to requirements, and in line with disposal procedures, the availability of the property was circulated to all Council Services and Partners by colleagues within Asset Management. By the deadline date of 25 March 2011, no interest had been expressed from any Service or Partner, including representatives on behalf of the Housing Revenue Account. To date there is still no interest.

5.4 Accordingly, the Committee is invited to approve the recommendations that the property now be declared surplus to the requirements of the Social Care and Wellbeing directorate, to remit the property to the Finance and Resources Committee on 16 June 2011, and that the Head of Asset Management and Operations be authorised to advertise the property for sale on the open market. A further report is to be submitted to the appropriate meeting of the Finance and Resources Committee in due course detailing any offers received.

6. IMPACT

6.1 Corporate –

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

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

6.2 Public –



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

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

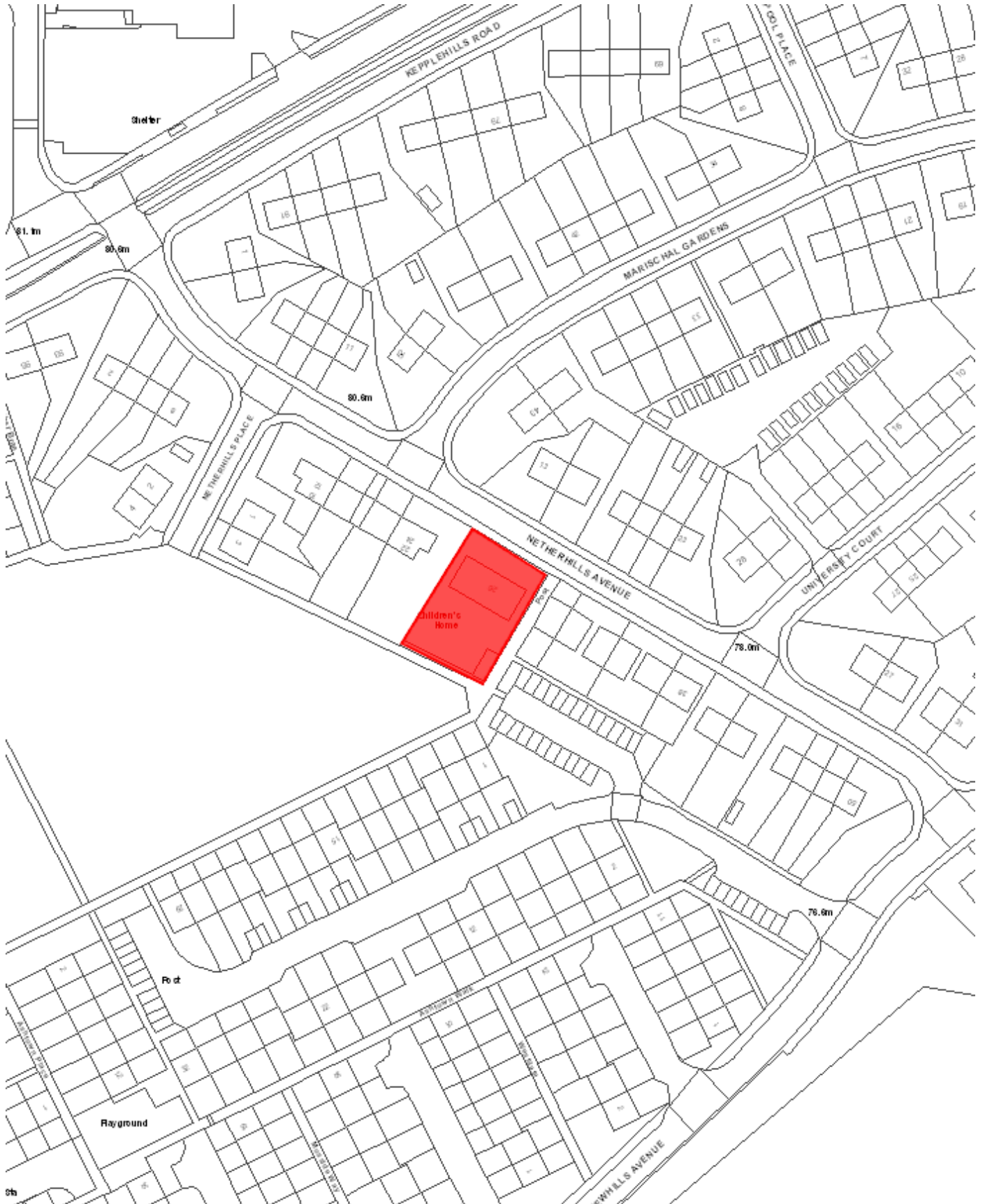
7. BACKGROUND PAPERS

None.

8. REPORT AUTHOR DETAILS

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geographical information

