

## ABERDEEN CITY COUNCIL

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COMMITTEE	<b>Education, Culture and Sport</b>
DATE	<b>15 September 2011</b>
DIRECTOR	<b>Annette Bruton</b>
TITLE OF REPORT:	<b>Disposal of operational properties</b>
REPORT NUMBER:	<b>ECS/11/ 057</b>

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### 1. PURPOSE OF REPORT

The purpose of this report is to seek approval from the Committee to declare various operational properties surplus to the requirements of the service.

### 2. RECOMMENDATIONS

That the committee:

a) Declare the following properties surplus to the requirements of the Education, Culture & Sport service:

- Former Bankhead Academy (school site only)
- Torry Community Learning Centre (formerly Torry Nursery)

b) Remit the properties to the Finance & Resources Committee on 29 September 2011 for a decision on whether they should be declared surplus to Aberdeen City Council, and if so, to authorise the Head of Asset Management & Operations to commence the disposal process of these properties on the open market.

### 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.

The Finance and Resources Committee on 2 December 2010 agreed to the principle of ring-fencing any capital receipts resulting from the disposal of educational establishments in order to contribute to the implementation of the Learning Estates Strategy.

**The Bucksburn Academy site formed part of the 3Rs Affordability Case and this will release capital receipts in support of the significant investment already made in Education, Culture and Sport properties through the 3Rs project. (comment from Brian Dow)**

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

There will be future costs associated with marketing and maintaining 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**

Education, Culture & Sport have identified that the following two properties are now surplus to the service's requirements and that their availability be referred to the Finance & Resources Committee to consider their future: (see Appendix 1 for plans of each property).

##### **Former Bankhead Academy**

Bankhead Avenue  
Bucksburn  
Aberdeen  
AB21 9ES

Site - 2.7 Hectares / 6.7 Acres

Buildings - 10,600 sq m/ 115,000 sq ft

This school was vacated for new 3R's Bucksburn Academy. The site comprises of a mixture of different building styles, including the original granite building, and a 1970s hexagonal extension. There are playing fields located separately from the site, which are not considered to be surplus to requirements, due to the need for public sports facilities within this expanding community. Within the proposed Aberdeen Local Development Plan the school is shown within OP15/ Residential Policy, with the site being suitable for residential development. However part of site is beneath Airport Public Safety Zone.

##### **Torry Community Learning Centre**

Oscar Road  
Torry  
Aberdeen  
AB11 8ER

Site - 0.43 Hectares / 1.06 Acres

Buildings - 1016 sq m / 10,944 sq ft

This building was the former Torry Nursery, into which Community Learning and Development have expanded over recent years. It is a single-storey, flat roofed 1950's style building, with metal windows and doors, which is no longer particularly 'fit for purpose'. Within the proposed Aberdeen Local Development Plan the site is located within Residential Area (H1) and therefore would be suitable for residential development.

The Education, Culture & Sport Committee on 2 June 2011, agreed “that officers seek to locate the current groups within Torry Community Learning Centre to other suitable local facilities, in order to facilitate the closure of that facility.” Groups have now been relocated, and the building was vacated in early August 2011. It is no longer required for Community Learning and Development purposes, and can therefore now be declared surplus to requirements.

In anticipation of a Report being submitted to Committee, the availability of each property has been circulated to all Council Services and the North East Property Group. To date there have been no specific expressions of interest in any of the properties.

Accordingly, the Committee is now invited to approve the recommendation to declare these properties surplus, and to remit these properties to the Finance & Resources Committee on 29 September 2011.

## **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**

None

## **8. REPORT AUTHOR DETAILS**

David Wright  
Service Manager (Assets & Finance)  
[dwright@aberdeencity.gov.uk](mailto:dwright@aberdeencity.gov.uk)  
01224 523042

Torry Nursery School / Community Learning Centre



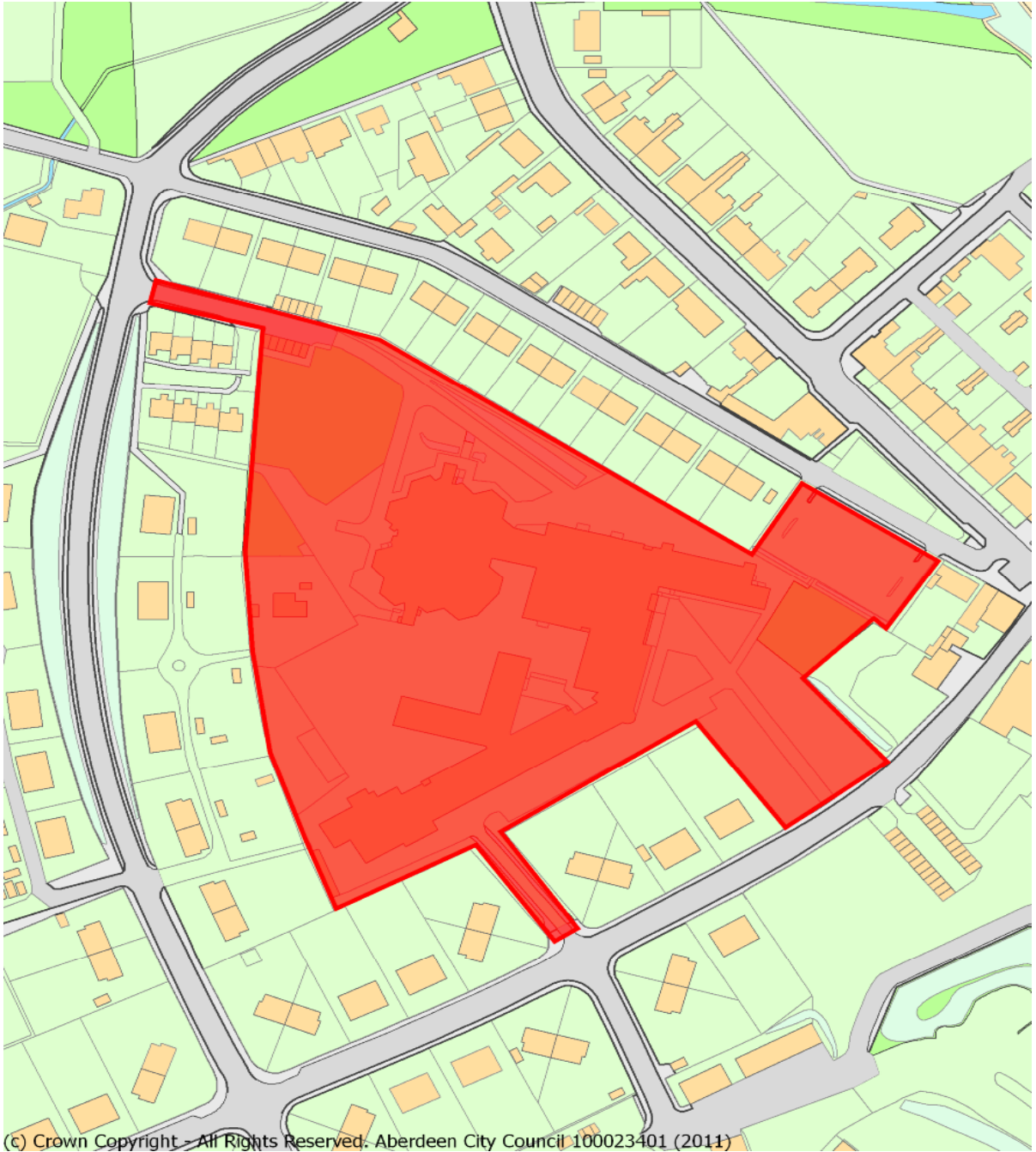
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