

## ABERDEEN CITY COUNCIL

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<b>COMMITTEE</b>	Communities, Housing & Public Protection
<b>DATE</b>	21 November 2024
<b>EXEMPT</b>	No
<b>CONFIDENTIAL</b>	No
<b>REPORT TITLE</b>	Update on consultation exercise for City Centre multi storeys
<b>REPORT NUMBER</b>	F&C/24/324
<b>EXECUTIVE DIRECTOR</b>	Eleanor Sheppard
<b>CHIEF OFFICER</b>	Stephen Booth
<b>REPORT AUTHOR</b>	Ian Perry
<b>TERMS OF REFERENCE</b>	1.1.1

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### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to update Committee members on the outcome of the consultation exercise undertaken in November 2023.

### 2. RECOMMENDATIONS

That the Committee:-

- 2.1 Note the attached report on the outcomes of the consultation exercise appended to this report which notes that 49% of residents would prefer a do-minimum option for the blocks;
- 2.2 Note that all options highlighted within the original case require significant financial spend on the properties, all of which may not be affordable; and
- 2.3 Instruct the Chief Officer – Corporate Landlord to revisit the costs, risks and deliverable timescales for all options in an updated Business Case and to report this to this Committee as part of the Asset Management Plan update no later than 11<sup>th</sup> March 2025.

### 3. CURRENT SITUATION

- 3.1 In November 2023 Aberdeen City Council undertook a consultation exercise on the future of the city centre multi storey blocks. The consultation was carried out by streets-uk, with the support of The Tenants' Participation and Advisory Services (TPAS) and Shelter Scotland.
- 3.2. On 1<sup>st</sup> November a meeting was held with the two existing residents' committees, namely Greig Court and Marischal Court and was attended by ACC staff, streets-uk, TPAS and Shelter Scotland. Residents (tenants and

owners) were invited to three drop-in sessions held between the 7<sup>th</sup>-9<sup>th</sup> November. The sessions were arranged to cover the pairs of blocks:

- Marischal and Virginia Courts,
- Seamount and Porthill Courts,
- Gilcomstoun Land and Thistle Courts, and
- Greig and Hutcheon Courts

- 3.3. Residents were also given an option to complete the consultation survey on-line using an electronic survey form created by streets-uk.

The attached document titled “Aberdeen City Centre Multi Storey Blocks – Consultation Report produced by street-uk contains more detail on how the consultation events were conducted, the options presented to the attendees and a detailed breakdown of the outcomes and respondents views.

- 3.4. Overall 477 survey forms were returned, either on-line or in paper format, from the 741 tenanted or privately owned flats contained within the eight blocks covered by the consultation exercise. Of these respondents 49.9% selected the “do minimum” option, 34% selected one of the three refurbishment options and 16% selected the “demolition” option

- 3.5. Feedback from residents showed that tenants favouring the do minimum option did so as they did not want the upheaval of more intrusive works. Owners who favoured this option did so due to concerns over potential cost. There are, therefore, concerns regarding the likely success of taking forward any of the more intrusive options as there is likely to be a high level of residents who will choose not to participate in work of this nature. It is therefore recommended that members support the proposal contained within the report for officers to carry out further work on options and costs and report this back.

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

- 4.1 Funding for continued upkeep of these blocks has been included in the HRA Business Plan. Any additional costs over and above these sums would have an impact on the plan.

- 4.2 As previously Reported there is significant cost required to maintain /upgrade the properties over a 30 year period with do minimum works up to taking the units to a high standard ranging in cost from 270k to 480k per unit. The significant investment requirement in these building will require to be considered as part of the general HRA affordability and be reflected in the Asset Management Plan and 30 year business plan.

- 4.3 Owners of these flats will be required to pay their share of any works carried out on these blocks in the future and accordingly any such decisions will need to reflect the affordability of improvements for owners. The affordability of options is likely to have influenced owners responses to the consultation.

## 5. LEGAL IMPLICATIONS

- 5.1 Future communal works to ensure these blocks remain fit for occupation will require the Council to consult with other owners appropriately

## 6. ENVIRONMENTAL IMPLICATIONS

- 6.1 There are no direct environmental implications arising from this report.

## 7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H)  *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
<b>Strategic Risk</b>	Quality of housing may reduce without effective maintenance, repairs, and capital improvements	Implementation of recommendations in this report.	M	yes
<b>Compliance</b>	Failure to provide quality housing will breach requirements of legislation and the Scottish Housing Regulator.	Implementation of recommendations in this report.	M	yes
<b>Operational</b>	Provision of housing is a priority for residents of Aberdeen City. Failure to ensure there is an adequate supply of good quality housing may result in people seeking to be housed elsewhere.	Implementation of recommendations in this report.	M	yes
<b>Financial</b>	Failure to improve the quality of Council homes may impact on the Council's ability to let these homes, which will result	Implementation of recommendations in this report.	L	yes

	in a significant loss of rental income.			
<b>Reputational</b>	Failure to improve the quality of Council homes may harm the Council's reputation if the properties need repairs.	Implementation of recommendations in this report.	M	yes
<b>Environment / Climate</b>	Improvements to homes have a positive impact on carbon reduction. Failure to effectively implement the proposals may result in increased carbon emissions.	Implementation of recommendations in this report.	L	yes

## 8. OUTCOMES

<u><a href="#">Council Delivery Plan 2024</a></u>	
	<b>Impact of Report</b>
<b>Aberdeen City Council Policy Statement</b>	The proposals will have no impact on the Council Delivery Plan.
<u><a href="#">Local Outcome Improvement Plan 2016-2026</a></u>	
Prosperous People Stretch Outcomes	The proposals within this report support improved healthy life expectancy by setting out steps towards achieving improvements in the housing stock.
Prosperous Place Stretch Outcomes	The proposals within this report support reducing Aberdeen's carbon emissions and improving the standard of housing by setting out steps towards achieving better quality housing.

## 9. IMPACT ASSESSMENTS

Assessment	Outcome
<b>Integrated Impact Assessment</b>	New Integrated Impact Assessment is being completed
<b>Data Protection Impact Assessment</b>	Not applicable
<b>Other</b>	Not applicable

## 10. BACKGROUND PAPERS

- 10.1 Report on City Centre Multi Storey Blocks – Progress on Full Options Appraisal – RES/23/149Community Housing and Public Protection committee 16<sup>th</sup> May 2023

[link to report](#)

## 11. APPENDICES

- 11.1 Aberdeen City Centre Multi Storey Blocks – Consultation Report produced by street-uk

## 12. REPORT AUTHOR CONTACT DETAILS

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