

ABERDEEN CITY COUNCIL

COMMITTEE	Finance & Resources
DATE	04 October 2012
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Future Use – Miscellaneous Surplus Housing & Environment Properties
REPORT NUMBER:	EPI/12/190

1. PURPOSE OF REPORT

The purpose of this report is to update the Committee on surplus former Housing and Environment properties, and recommends that five of them be advertised for sale on the open market with the remainder either being retained or returned to their owners.

2. RECOMMENDATIONS

It is recommended that: -

- a) the Cleansing Depot, Sillerton Lane, Kincorth, be retained on the General Services Account until such time as the adjoining building services depot becomes available and that, in the meantime, the Head of Asset Management and Operations give consideration to the possibility of the subjects being made available for lease on a short-terms basis;
- b) the Head of Asset Management and Operations be instructed to further investigate the possibility of utilising part of the Council-owned car park adjacent to the Cleansing Sub-Depot and Public Convenience, Victoria Street, Dyce, and thereafter market the combined site for sale on the open market, and that a further report is submitted to the appropriate meeting of the Finance and Resources Committee in due course detailing the outcome;
- c) the Head of Asset Management and Operations be instructed to market the Cleansing Sub-Depot, Pitmedden Terrace, Kaimhill, for sale on the open market, and that a further report is submitted to the appropriate meeting of the Finance and Resources Committee in due course detailing the outcome;
- d) the Lock-up Garage/Sub-Depot, Watchman Brae, Middlemuir Place, Bucksburn, be included within the mainstream housing garages stock of the Housing Revenue Account, and, as such, this Report should be referred onto the next appropriate meeting of the Housing and Environment Committee to note and act upon as appropriate;

- e) the Cleansing Sub-Depot and Public Convenience, ASDA Shopping Centre, Jesmond Drive, Middleton Park, Bridge of Don, be returned to the owners of the supermarket development;
- f) the Head of Asset Management and Operations be instructed to market the former shop, 33 Richmond Street, Rosemount, for sale on the open market, and that a further report is submitted to the appropriate meeting of the Finance and Resources Committee in due course detailing the outcome;
- g) the Public Convenience, Multi-storey car park, West North Street, be retained on the General Services Account, per Car Parks, as part of the multi-storey car park;
- h) for the Public Convenience, 800 King Street, Seaton, the Head of Asset Management and Operations be instructed to:- (1) submit a Planning Application for Change of Use, for the most likely use of Hot Food Take-away, in terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997 following further investigation into the possibility of also utilising part of the adjacent Council-owned ground, (2) market it thereafter for sale on the open market, and (3) submit a further report to the appropriate meeting of the Finance and Resources Committee in due course detailing the outcome;
- i) the Public Convenience, Inverurie Road, Bucksburn, be returned to the owners of the site;
- j) the Head of Asset Management and Operations be instructed to market the Public Convenience, Cove Road, Cove Bay, for sale on the open market, and that a further report is submitted to the appropriate meeting of the Finance and Resources Committee in due course detailing the outcome; and
- k) the Public Convenience, Kincorth Shopping Centre, Provost Watt Drive, Kincorth, be retained on the General Services Account for inclusion within the Kincorth Shopping Centre as part of the Investment Properties Portfolio, with a view to seeking to lease it.

3. FINANCIAL IMPLICATIONS

The sale of the recommended properties, if successful, is likely to generate a capital receipt in excess of £100,000 for the General Services Account during the 2013/14 financial year.

As the proposed sales will be at Market Value, there are no State Aid implications.

There are also no PBB implications.

4. OTHER IMPLICATIONS

There are no significant other implications in relation to the proposals, although legal and planning resources will be required in the future to conclude any of the proposed sales.

5. BACKGROUND/MAIN ISSUES

The Housing and Environment Committee of 10 May 2011 (Article 11) resolved :-

- (i) to declare the following properties surplus to the requirements of the Housing and Environment Service:- 1) Cleansing Depot, Sillerton Lane, Kincorth; 2) Cleansing Sub-Depot and Public Convenience, Victoria Street, Dyce; 3) Cleansing Sub-Depot, Pitmedden Terrace, Kaimhill; 4) Lock-up Garage, Watchman Brae, Middlemuir Place, Bucksburn; 5) Cleansing Sub-Depot and Public Convenience, ASDA Shopping Centre, Jesmond Drive, Middleton Park, Bridge of Don; 6) Former shop, 33 Richmond Street, Rosemount; 7) Public Convenience, Multi-storey car park, West North Street; 8) Public Convenience, 800 King Street, Seaton; 9) Public Convenience, Inverurie Road, Bucksburn; 10) Public Convenience, Cove Road, Cove Bay; and 11) Public Convenience, Kincorth Shopping Centre, Provost Watt Drive, Kincorth.
- (ii) to refer the properties to the Corporate Asset Group to (1) consider their future use; and (2) make a recommendation to the Finance and Resources Committee in this regard.

In line with disposal procedures, the availability of these properties was circulated to all Council Services and Partners. No interest had been expressed from any Service or Partner.

As such, following consultation with the Head of Planning and Sustainable Development, the Cleansing Sub-Depot and Public Convenience, Victoria Street, Dyce; the Cleansing Sub-Depot, Pitmedden Terrace, Kaimhill; the former shop, 33 Richmond Street, Rosemount; the Public Convenience, 800 King Street, Seaton; and Public Convenience, Cove Road, Cove Bay, are considered appropriate for possible re-development.

Although, in the case of the Cleansing Sub-Depot and Public Convenience, Victoria Street, Dyce, and the Public Convenience, 800 King Street, Seaton, there is likely to be a requirement to also include adjacent Council-owned ground (part car park and part open space, respectively) to provide more realistic site sizes to enable future development to be realised.

Further, in the case of the Public Convenience, 800 King Street, Seaton, it is also felt that the most likely future use of the subjects could be for Hot Food Take-away use. As such, to make the property more marketable, it is felt appropriate that, prior to marketing, a Planning Application be submitted by the Head of Asset Management and Operations seeking Change of Use, for the use of Hot Food Take-away, in terms of Class 3 of The Town and Country Planning (Use Classes) (Scotland) Order 1997.

The Cleansing Depot, Sillerton Lane, Kincorth, is adjacent to the Kincorth Building Services depot, and, as such it is considered appropriate to retain it on the General Services Account until such time

as the Building Services depot also becomes available to enable possible future development of the combined site. Meantime, the possibility of the subjects being leased out on a short-term lease basis be given consideration by the Head of Asset Management and Operations.

The Public Convenience, Multi-storey car park, West North Street; and the Public Convenience, Kincorth Shopping, Centre, Provost Watt Drive, Kincorth; are connected to adjoining Council properties, and, as such, it is considered appropriate for them to be retained on the General Services Account. In the case of the Public Convenience, Kincorth Shopping Centre, whereby it can be included within the Shopping Centre as part of the Investment Properties Portfolio, the possibility of the subjects being leased out be pursued by the Head of Asset Management and Operations.

The Cleansing Sub-Depot and Public Convenience, ASDA Shopping Centre, Jesmond Drive, Middleton Park, Bridge of Don; and the Public Convenience, Inverurie Road, Bucksburn are located within a building and on a site not owned by the Council, respectively. As such, they should be returned to the respective property owners.

The Lock-up Garage, Watchman Brae, Middlemuir Place, Bucksburn, is located within a row of Housing Revenue Account (HRA) Lock-up garages. Two of them within the row were previously combined to create a Large Lock-up Garage/Sub-Depot for the use by Cleansing Services. As such, they shall now revert back to two HRA garage lock-ups and are not, therefore, surplus to the Housing and Environment Service. Accordingly, this Report should be referred onto the next appropriate meeting of the Housing and Environment Committee to note and act upon as appropriate.

6. IMPACT

Corporate –

The nature of this Report is that it is written from a property perspective in ensuring that the Council deals efficiently with its landholdings. This is not only a statutory requirement but also a key consideration in the Single Outcome Agreement and the 5 year Corporate Business Plan, along with the Enterprise Planning and Infrastructure Service Plan. A sale of any of the properties meets the Single Outcome Agreement in relation to the efficient running of the Council and its property portfolio.

The sale of any of the properties in assisting the redevelopment of vacant buildings will have wider economic development benefits.

Public –

It is not anticipated that the sale of these assets will create any significant public interest.

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

7. BACKGROUND PAPERS


None.

8. REPORT AUTHOR DETAILS

Ian Harris

Technical Officer (Estates)

 ianh@aberdeencity.gov.uk

 01224 52(2846)