

ABERDEEN CITY COUNCIL

COMMITTEE	Education and Children Services Committee
DATE	2 December 2014
DIRECTOR	Liz Taylor
TITLE OF REPORT	Removal of 77-79 King Street, Aberdeen from Social Care and Wellbeing Account Portfolio
REPORT NUMBER	SCW/14/34
CHECKLIST RECEIVED	Yes

1. PURPOSE OF REPORT

To report on the future need by Social Care and Wellbeing of the property at 77-79 King Street, Aberdeen, AB24 5AB

2. RECOMMENDATION(S)

It is recommended that the Committee:

- i. note the content of the report.
- ii. declares 77-79 King Street, Aberdeen surplus to Social Care and Wellbeing's requirements and confirm its removal from the Social Care and Wellbeing account portfolio and:
- iii. remits the property to the Head of Asset Management & Operations and the Corporate Asset Management Group to
- iv. decide on its future use.

3. FINANCIAL IMPLICATIONS

The property is no longer in use and is surplus to the service's requirements. By declaring it surplus there will be no future running costs for the Service and the Council can decide on the future use of the property.

The disposal of the property may generate future capital receipts for the Council and there will be future costs associated with holding the property and marketing costs if the Council puts it on the market.

4. OTHER IMPLICATIONS

There are no significant other implications in relation to the proposal.

5. BACKGROUND/MAIN ISSUES

The property at 77-79 King Street is owned by the City Council. It was previously occupied by the Adoption and Fostering Teams but was declared unsafe due to fire safety issues by the Health and Safety Team in December 2013. It was used a project base by Children's Services for some. However the property has now been cleared and as it cannot be used for safety reasons the service has undertaken a review of the need for the property and no viable use has been found for the property.

The proposal to declare the property surplus is in line with the Service's Service Asset Management Plan and the intention to rationalise its property portfolio.

6. IMPACT

Corporate – declaring the property surplus will ensure that the Service is utilising its property portfolio to support the aims and service provision requirements within Social Care and Wellbeing. It will also generate income for the Council if the decision is made to sell the property.

Public – there will be an impact on the local community if the premises is re-used or sold and there is a change of use.

7. MANAGEMENT OF RISK

The assessment of risk associated with this report is low. However, there is a risk to the property if it remains empty for a significant period, as it could become a target of vandalism or theft.

8. BACKGROUND PAPERS

None

9. REPORT AUTHOR DETAILS

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