

Master List of all Off Charge Properties as at 1 February 2010

This document provides information on all void properties which have been removed from charge.
The document is only an accurate representation as dated because the position of each void is subject to change.

VRL has been calculated using average rent and taking account of rent free periods:

2004/05	£46.22	End June/ Sept/ Dec and Mar
2005/06	£49.22	End June/ Sept/ Dec and Mar
2006/07	£52.91	End June/ Sept/ Dec and Mar
2007/08	£56.29	End June/ Sept/ Dec and Mar
2008/09	£58.65	End Jul/ Oct/ Dec and Mar
2009/10	£60.88	End Jul/ Oct/ Dec and Mar

In accordance with Audit Scotland guidance, properties can only be excluded from incurring void rent loss if they:

- **are subject to a Housing Committee decision that they are not to be let because they are surplus to long term requirements, or are to be transferred, disposed of or demolished**
- **are empty because an insurance claim has been raised due to fire or flood damage**
- **are empty because they are awaiting or undergoing major structural works (e.g. modernisation) during which period it would be unsafe for them to be occupied**
- **are held for decanting tenants**

Aberdeen City Council categorises the above properties as either:

- **NTBR (Not to be Relet) - properties subject to a Housing Committee decision that they are not to be let because they are surplus to long term requirements, or are to be transferred, disposed of or demolished**
- **UTBR (Unable to be Relet) - properties which are empty because an insurance claim has been raised due to fire or flood damage, or because they are awaiting or undergoing major structural works (e.g. modernisation) during which time it would be unsafe for them to be occupied or are properties held for decanting tenants.**

Properties can also be categorised as UTBR but remain on charge if they do not meet the above guidance, but cannot be let due to the nature of the works. These properties are not included on this report and are monitored separately.

UTBR PROPERTIES - MAJOR WORKS

Category	Address	Property Type	Low Demand/ Non Low Demand	Void Date	UTBR Reason	Date Removed From Charge	Target Date for Returning As Void	Target Overdue? WHY	If Property has been Void for 1year+ WHY	Rent charge saving	Lead Officer	Date of Approval	Date of last update
Major works - Structural	49A Beattie Avenue, Ashgrove	Flat 5 Apartment	Non Low	26/05/2008	Three options are available for consideration: (1) Retention and refurbishment; (2) Retention and conversion; (3) Disposal.	08/03/2009	01/04/2010	As 49B Beattie Avenue is occupied, any progress on developing an option will be difficult to implement.	Major structural works. One further flat to be vacated before implementing the preferred option on the future of this block	£2,372.23	Ian Burrows (Area property manager) is now the Lead Officer as of 3rd February 2010	12/03/2009	11/01/2010
Major works - Structural	49C Beattie Avenue, Ashgrove	Flat 5 Apartment	Non Low	17/09/2007	As 49A Beattie Avenue	08/03/2009	01/04/2010	As 49B Beattie Avenue is occupied any progress on developing an option will be difficult to implement.	Major structural works. One further flat to be vacated before implementing the preferred option on the future of this block	£2,372.23	Ian Burrows (Area property manager) is now the Lead Officer as of 3rd February 2011	12/03/2009	11/01/2010
Major works - Structural	4F Ferrier Gardens, Tillydrone	Flat 3 Apartment	Non Low	06/07/2009	Major Structural work to block	06/07/2009	23/04/2010	Due to the lack of decant properties in the immediate area, block 6 Ferrier Gardens was started and completed first before undertaking block 4 Ferrier Gardens.	Flats B & D in the block will require to be decanted first before work can start. 6 Ferrier Gardens is now complete, the void properties in the block will now be used as decant properties.	£1,704.64	June Johnson Ian Perry	Housing & Environment Committee 26/08/09	11/01/2010
Major works - Structural	Flat A/2, 9B Tanfield Walk	Flat 2 Apartment	Non Low	30/03/2009	Major works - Structural	30/03/2009	28/05/2010	Warrant application delayed due to structural information not being available. This information is now complete, warrant application will now be submitted.	The work is due to take approximately 8 weeks once work is underway.	£2,496.08	Kenny Paterson Astrid McLeod	Housing & Environment Committee 19/11/2009	11/01/2010

Major works - Structural	259 North Anderson Drive, Mastrick	Four in Block 4 Apartment	Non Low	31/08/2009	Structural Repairs	30/08/2009	31/03/2010	Awaiting the decanting of the tenant at 261 North Anderson Drive - Difficulty finding a suitable decant property to allow work to progress.	No work can progress until the property at 261 North Anderson Drive is empty	£1,278.48	Ian Perry	19/11/2009	11/01/2010
Major works - upgrade	5b Sandilands Drive	Flat 3 Apartment	Non Low	08/09/2008	Major works - Dry Rot	08/03/2009	30/04/2010	5D & 5F will now require to be decanted before any work can start. The completion date provided can only be provisional due to the variation in the decanting process	Tenant at 5d would not allow access which created difficulties in progressing work.	£2,672.03	Kenny Walker Scott Bremner	Voids Sub Group	11/01/2010
Major works - upgrade	29 Hollybank Place, Ferryhill	Flat 2 Apartment	Non Low	15/01/2007	Property being retained - upgrading work to be undertaken by Building Services	14/01/2007	26/02/2010	Water damage over festive period - latent defect contractor to return and address problem	Previous approval for sale/disposal rescinded by H & E Committee 26/8/2009. - A Full life cycle costing was produced	£8,661.83	Scott Bremner	10/10/2008	11/01/2010
Major works - upgrade	23e Nellfield Place, Holburn	Flat 1 Apartment	Non Low	02/03/2009	Major roof repairs per Ally Clayton	21/06/2009	31/03/2010	Contractor appointed 11/01/2010 waiting on start date due to the seasonal weather conditions - provisional completion date	The weather has played a significant part in this project - The risk of opening the roof to allow repairs to commence is too high for both the client and the contractor.	£1,948.16	Scott Bremner	Housing & Environment Committee 26/08/09	11/01/2010

Major works - upgrade	Woodend House, 254 Queens Road	Cottage 6 Apartment	Non Low	01/09/2009	Held for similar use - Grampian Womans Aid.	31/08/2008	01/06/2010	Work on tendering exercise being progressed. Expect to appoint service provider and have contract in place in June 2010. ITT delayed due to problems with planning permission for similar linked service in another location within the city.		£4,136.05	Graeme Stuart	20/11/2008	11/01/2010
Major works - Dry rot	14d Grampian Road, Torry	Flat 1 Apartment	Non Low	19/10/2009	Dry Rot	18/10/2009	26/02/2010	Delay in dry rot contactor completing their work, additional painter work to be completed.		£852.32	Scott Bremner	Housing & Environment Committee 19/11/2009	11/01/2010
Major works - Dry rot	38b Menzies Road, Torry	Flat 1 Apartment	Non Low	09/02/2009	Dry Rot - Ali Clayton	01/03/2009	02/04/2010	RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995) against main contractor.		£2,426.28	Scott Bremner	28/05/2009	11/01/2010
Major works - Dry rot	101B Menzies Road, Torry	Flat 1 Apartment	Non Low	17/12/2009	Dry rot	13/12/2009	02/04/2010	Once work started on site, additional work was discovered which increased the overall programme.		£426.16	Scott Bremner	Housing & Environment Committee 11/01/2010	11/01/2010
Major works	101F Menzies Road, Torry	Flat 2 Apartment	Non Low	30/11/2009	Dry Rot	29/11/2009	02/04/2010	Once work started on site, additional work was discovered which increased the overall programme.		£547.92	Scott Bremner	Housing & Environment Committee 11/01/2010	11/01/2010
Major works - Dry rot	164B Victoria Road, Torry	Flat 1 Apartment	Non Low	30/11/2009	Dry Rot	29/11/2009	30/04/2010	Once work started on site, additional work was discovered which increased the overall programme.		£547.92	Scott Bremner	Housing & Environment Committee 11/01/2010	11/01/2010

UTBR PROPERTIES - CONVERSION WORKS

Category	Address	Property Type	Low Demand/ Non Low Demand	Void Date	UTBR Reason	Date Removed From Charge	Target Date for Returning As Void	Target Overdue? WHY	If Property has been Void for 1year+ WHY	Rent charge saving	Lead Officer	Date of Approval	Date of last update
Conversion of sheltered property	23 Dominies Court, Rosehill	Sheltered Flat 4 Apartment	Non Low	21/03/2005	Major Works - Conversion Ex wardens flat 3 bed. Split in to 2 x 1 bedroom flats	18/12/2005	11/06/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Property is being divided into 2 one bedroom flats - Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£11,190.51	Astrid McLeod Kenny Paterson	Voids Sub Group	11/01/2010
Conversion of wardens property	11 Stocket Grange, Stockethill	Wardens Property 4 Apartment	Low	09/03/2009	Major Works - Conversion to main stream sheltered Ex wardens flat 3 bed. Split in to 2 x 1 bedroom flats	08/03/2009	23/07/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Property is being divided into 2 one bedroom flats - Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£2,672.03	Astrid McLeod Kenny Paterson	Voids Sub Group	11/01/2010
Conversion of sheltered property	29 Cairnwell Avenue, Mastrick	Sheltered Cottage 2 Apartment	Non Low	22/01/2007	To be upgraded to sheltered standard and linked to the Kingswood Sheltered Housing Complex as a satellite cottage.	11/03/2007	15/06/2010	A suitable contractor has now been appointed to complete the major conversion work and meet the standard specification for this type of sheltered cottage attached to Kingswood.	Held for conversion to sheltered standard.	£8,116.79	Astrid McLeod Kenny Paterson	Voids Sub Group	11/01/2010
Conversion of sheltered property	1 Granitehill House, Northfield	Sheltered Flat 3 Apartment	Low	23/01/2006	Major Works -	29/01/2006	14/05/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£10,940.72	Astrid McLeod Kenny Paterson	Voids Sub Group	11/01/2010

Conversion of wardens property	12 Gray Court, Summerhill	Wardens 4 Apartment	Non Low	07/05/2006	Major Works - Conversion to main stream sheltered	14/05/2006	12/02/2010	A suitable contractor has now been appointed to complete the major conversion work. Work started on W/C 2nd November 2009	Property is being divided into 2 one bedroom flats - Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£10,233.19	Astrid McLeod Kenny Paterson	Voids Sub Group	11/01/2010
Conversion of wardens property	1 Regensburg Court, Sheddocksley	Wardens 3 Apartment	Non Low	28/11/2005	Major Works - Conversion to main stream sheltered	11/12/2005	26/03/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property. Building Services are carrying out the work.	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£13,239.73	Astrid McLeod Kenny Paterson	Voids Sub Group	11/01/2010
Conversion of wardens property	5 Regensburg Court, Sheddocksley	Wardens Property, Sheltered Multi Storey Flat 2 Apartment	Non Low	27/06/2005	Major Works - Conversion to main stream sheltered	22/01/2006	26/03/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£10,993.63	Astrid McLeod Kenny Paterson	Voids Sub Group	11/01/2010
Conversion of wardens property	9 Taransay Court, South Sheddocksley	Wardens property 4 Apartment	Low	01/06/2009	Major Works - Conversion to main stream sheltered	31/05/2009	19/05/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£2,009.04	Astrid McLeod Kenny Paterson	Housing & Environment Committee 26/08/09	11/01/2010
Conversion of wardens property	29 Taransay Court, South Sheddocksley	Wardens Property, Sheltered Multi Storey Flat 4 Apartment	Non Low	10/10/2005	Major Works - Conversion to main stream sheltered	09/10/2005	16/04/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£11,682.71	Astrid McLeod Kenny Paterson	Voids Sub Group	11/01/2010

Conversion of wardens property	21 Fairley Den, Bucksburn	Wardens Property, Sheltered Flat 3 Apartment	Non Low	10/03/2008	Major Works - Conversion to main stream sheltered	09/03/2008	02/07/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£5,477.92	Astrid McLeod Kenny Paterson	27/05/2008	11/01/2010
Conversion of wardens property	26 Charlie Devine Court, Middleton	Wardens Property 4 Apartment	Non Low	02/03/2009	Major Works - Conversion to main stream sheltered	01/03/2009	18/06/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£2,669.80	Astrid McLeod Kenny Paterson	Next available North Committee	11/01/2010
Conversion of sheltered property	10 Clashieknowe, Balgownie	Sheltered Flat 4 Apartment	Non Low	05/12/2005	Major Works - Conversion to main stream sheltered	01/10/2006	31/03/2010	Options are being considered with possible base for "service" for people with learning disabilities. (not suitable for separation into two properties)	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available. No firm decision on service user. In discussion with LD Accommodation Options Group (AOG)	£9,280.81	Kenny Paterson	Voids Sub group	11/01/2010
Conversion of wardens property	20 Clashieknowe, Balgownie	Warden Flat 3 Apartment	Non Low	02/02/2009	Major Works - Conversion to main stream sheltered	01/02/2009	31/03/2010	Options are being considered with possible base for "service" for people with learning disabilities. (not suitable for separation into two properties)	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available. No firm decision on service user. In discussion with LD Accommodation Options Group (AOG)	£2,904.40	Kenny Paterson	Next available North Committee	11/01/2010

Conversion of sheltered property	4 Hamewith, Balgownie	Sheltered Flat 1 Apartment	Low	15/05/2006	Major Works - Conversion	30/07/2006	23/07/2010	Bedsit property will now be linked to 5 Hamewith to increase its lettability - Additional funding now in place to complete the chosen option for this property	Similar properties (14 in total) were prioritised due to the lack of funding available	£9,174.89	Kenny Paterson	Voids Sub group	11/01/2010
Conversion of sheltered property	5 Hamewith, Balgownie	Sheltered Flat 1 Apartment	Low	06/09/2004	Major Works - Conversion	30/07/2006	23/07/2010	Bedsit property will now be linked to 4 Hamewith to increase its lettability - Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£9,174.89	Kenny Paterson	Voids Sub group	11/01/2010
Conversion of wardens property	14 Craigton Park, Mannofield	Wardens 3 Apartment	Non Low	17/08/2009	Major Works - Conversion to main stream sheltered	16/08/2009	19/02/2010	Tunstall System now in place - awaiting for a non slip finish to the bathroom floor and property will be ready for relet.	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£1,400.24	Kenny Paterson	To Housing & Environment Committee 19/11/2009	11/01/2010

UTBR PROPERTIES - UPGRADE TO AMENITY STANDARD

Category	Address	Property Type	Low Demand/ Non Low Demand	Void Date	UTBR Reason	Date Removed From Charge	Target Date for Returning As Void	Target Overdue? WHY	If Property has been Void for 1year+ WHY	Rent charge saving	Lead Officer	Date of Approval	Date of last update
Upgrade to amenity standard	337 Springhill Road, Northfield	Amenity Cottage 2 Apartment	Non Low	13/01/2010	Amenity Upgrade Property is now being returned from use as decant - remedial work to be carried out	10/01/2010	19/02/2010			£243.52	Kenny Paterson Mark Benson	Paper to Committee 16/02/10	
Upgrade to amenity standard	339 Springhill Road, Northfield	Amenity Cottage 2 Apartment	Non Low	05/01/2010	Amenity Upgrade Property is now being returned from use as decant - remedial work to be carried out	10/01/2010	19/02/2010			£1,826.40	Kenny Paterson Mark Benson	Paper to Committee 16/02/10	

Upgrade to amenity standard	343 Springhill Road, Northfield	Amenity Cottage 2 Apartment	Non Low	05/01/2010	Amenity Upgrade Property is now being returned from use as decant - remedial work to be carried out	03/01/2010	19/02/2010			£304.40	Kenny Paterson Mark Benson	Paper to Committee 16/02/10	
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