

## **ABERDEEN CITY COUNCIL**

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COMMITTEE - Housing & Environment

DATE – 16<sup>th</sup> February 2010

CORPORATE DIRECTOR – Pete Leonard

TITLE OF REPORT – Proposed transfer of Surplus School Estate Properties  
from General Services Account to Housing: St Machar  
Primary School

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### **1. PURPOSE OF REPORT**

The purpose of this report is to brief the Committee Members on why the St Machar Primary School has not been transferred to the HRA for redevelopment as part of the Housing Capital Programme for 2009/10.

### **2. RECOMMENDATIONS**

It is recommended that the Committee note that:

1. it has not been possible to comply with the previous Council decision to transfer St Machar Primary School from the General Services Account to the Housing Revenue Account during 2009/10 since the property is still being used operationally for Education purposes,
2. and that the property shall require to be revalued before a decision is taken to fund the transfer to the HRA from the 2011/12 the Housing Capital Programme.

### **3. FINANCIAL IMPLICATIONS**

On the 11 February 2010, the Council made an allowance of £1 million (Appendix 1. item 6.5, pg 37) in the Housing Capital programme for the next 3 years, 2010/11 to 2012/13, for the purchase of land for the Council Housing new build programme. St Machar Primary School has been previously valued at £820,000. On the basis that the School site is unlikely to transfer to the HRA until 2011/12, the site will have to be re-valued before transfer.

### **4. SERVICE & COMMUNITY IMPACT**

Aberdeen's City Vision, to be "a city which is vibrant, dynamic, forward looking - an even better place to live and work, where people can expect high-quality services that meet their needs", and the City Council's Vision that "we will be recognised within the city and more widely, as being a leading Council in Northern Europe by 2010". The content of this report links with the following

priorities identified within Vibrant, Dynamic and Forward Looking 2007 to 2011.

- Housing
  1. Increase the provision of sheltered housing for communities across the City
  2. Speed up letting and repairs in Council homes
  3. Enhance the total environment in social housing area

The contents of the report contribute to the achievement of National Outcome 10 as outlined in the Single Outcome Agreement 2008 to 2011;

1. We live in well designed, sustainable places where we are able to access the amenities and services we need.

## **5. OTHER IMPLICATIONS**

### **Legal Implications**

There are no legal issues arising from this report as the original decision to transfer the asset still stands. However, Committee members will have to reconsider their decision when the property is re-valued.

### **Personnel Implications**

There are no direct Personnel issues arising from this report.

There are no direct equipment implications arising from the report.

There are no direct Health and Safety implications arising from the report.

### **Resource Implications**

The School site property shall have to be revalued at the time of transfer.

### **Property Implications**

There are no direct property implications arising from the report.

## **6. REPORT**

Resources Management Committee approved on the 30 September 2008 that the surplus property at St. Machar Primary, transfer from the General Services Account to the Housing Revenue Account for the sum of £820,000; and instructed the Head of Resources Development and Delivery to proceed with the demolition of the existing building at the earliest opportunity.

The Capital funding for this purchase was allowed for in the Housing Capital Programme for 2009/10, which was approved by Council on the 12 February 2009.

It has not been possible for the Council to transfer the St Machar School to the HRA during 2009/10 as the English as an Additional Language (EAL) Service and The Portal Community Learning & Development Centre were still based at St Machar School.

In addition, there is ongoing consultation between the Education Culture and Sport Service and the local community on the relocation of services undertaken at The Portal Community Learning & Development Centre as part of the development of Community learning hubs.

The Portal Community Education centre is on the St Machar School site and is integrally linked to the school's water and electricity supplies. Negotiations to relocate services are ongoing with a report going to Education, Culture & Sport Committee on 15 April 2010.

Notwithstanding that the EAL is due to transfer to Sunnybank School after the Easter School break , it is unlikely that the HRA can obtain vacant possession of the whole St Machar Primary School site and therefore the site will now not be programmed into the Housing Capital Programme for transfer to the HRA until 2011/12.

This will necessitate a re-evaluation of the site, and a reappraisal of the cost effectiveness of the HRA purchasing the site for new housing.

## 7.AUTHORISED SIGNATURE

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## 9. BACKGROUND PAPERS

None