
COMMITTEE Finance and Resources Committee

DATE 11th March 2010

DIRECTOR Annette Bruton

TITLE OF REPORT Future Use of Vacated Educational Property – Former School at Greenfern

REPORT NUMBER:

1. PURPOSE OF REPORT

To inform the Finance and Resources Committee of the agreement in principle by Education, Culture and Sport Committee to expedite plans to demolish the former Greenfern Nursery/Infant School and the decision to refer the matter to this Committee, in order to allow the financial options to be considered.

This supports Motion 9(d) to Council on 16th December, 2009 by Councillor Ironside which was subsequently referred to and supported by Education, Culture and Sport Committee on 18 February, 2010:-

“That this Council expedites its plans to demolish the old Greenfern School site which is currently a haven for vandalism and anti social behaviour causing the residents of the area great concern.”

2. RECOMMENDATION(S)

It is recommended that the Committee:

- (a) approves funding of £92,000 from 2010/11 Replacement and Renewal Budget to fund the contractor costs and professional fees required to carry out demolition of the former Greenfern School building;
- (b) notes the proposal of the Education, Culture and Sport Committee to retain the cleared site on the Education, Culture and Sport Account; and
- (c) subject to the approval of recommendation (a), refers this matter back to the Education, Culture and Sport Committee in order for a final decision to be taken on the demolition of Greenfern School.

3. FINANCIAL IMPLICATIONS

There are no direct financial implications for the Council or any Services of the Council from this Report in itself, other than the request to this Committee for agree funding to meet the costs of demolition of the former Greenfern School building. The estimated cost of demolition is £92,000 (£80,000 contractor costs plus £12,000 professional fees) which will be required in early in the financial year 2010-11.

4. SERVICE & COMMUNITY IMPACT

This report relates to the vision in the Community Plan to develop Aberdeen as a 'City of Learning'. This Report is contributes to Educational Priority 02 within *Vibrant Dynamic and Forward Looking* which aspires to ensure Aberdeen's pupils and teachers have school buildings fit for 21st century.

This Report fits within the proposed Service Plan Priority 'Fit for Purpose Schools/Learning Centres', whereby all learners will have access to high quality learning environments and facilities supporting them to achieve their full potential. This will include planning for an affordable and sustainable learning estate which makes best use of resources, ensuring focus on areas of greatest need and delivery of Learning Estate Strategy.

The removal of the disused building of the former Greenfern School will address concerns of local residents who have expressed concern at the level of vandalism and instances of anti-social behaviour at the site.

5. OTHER IMPLICATIONS

None

6. REPORT

6.1 Introduction

Greenfern Nursery/Infant School closed in 2003/04 as it merged to form Kingsford School on the adjacent site. Since then, the vacated building has been held on the Education, Culture and Sport Account as its future use was to be included in the review of the Learning Estate.

The building has been boarded up but there have been breaches in security and instances of vandalism and anti-social behaviour have been reported. The building's condition is poor and will continue to deteriorate.

6.2 Main Considerations

The building does not have any current or proposed use by Education, Culture and Sport and is considered to be surplus to requirements. Although the review of the Learning Estate is on-going, the deteriorating condition of the property would not permit its use without significant expenditure to bring it up to a satisfactory standard.

The cleared site at Greenfern would be a possible location of a new-build school, with community facilities but it would not be financially justifiable to upgrade the existing building. The deterioration in the condition of the Greenfern building is due mainly to vandalism.

Demolition of the building is dependent upon funding being identified from Finance and Resources as there is no identifiable budget within the Education, Culture and Sport Service.

The cleared site would be seeded and grassed and used to to enhance the existing recreational facilities in the community. The prepared site could be considered for development in future years under the Non-Housing Capital Plan.

If approval is received, tenders can be sought further to the Education, Culture and Sport Committee of 15 April, 2010, with a final Report to Finance and Resources Committee on 17 June, 2010. Demolition could be commenced soon after and completed during the school summer holidays, 2010.

6.3 Proposals

- (i) Approve demolition of the former Greenfern Nursery/Infant School building.
- (ii) Approve funding of £92000 from 2010-11 Replacement and Renewal budget to facilitate the demolition and clearing of the site.
- (iii) Approve retention of the cleared site for potential future development to provide Education, Culture and Sport Services, including facilities Community which may include activities currently provided at Summerhill Centre¹. It is acknowledged that an options appraisal on providing suitable local facilities is currently being carried out by Community Learning and Development.

7. REPORT AUTHOR DETAILS

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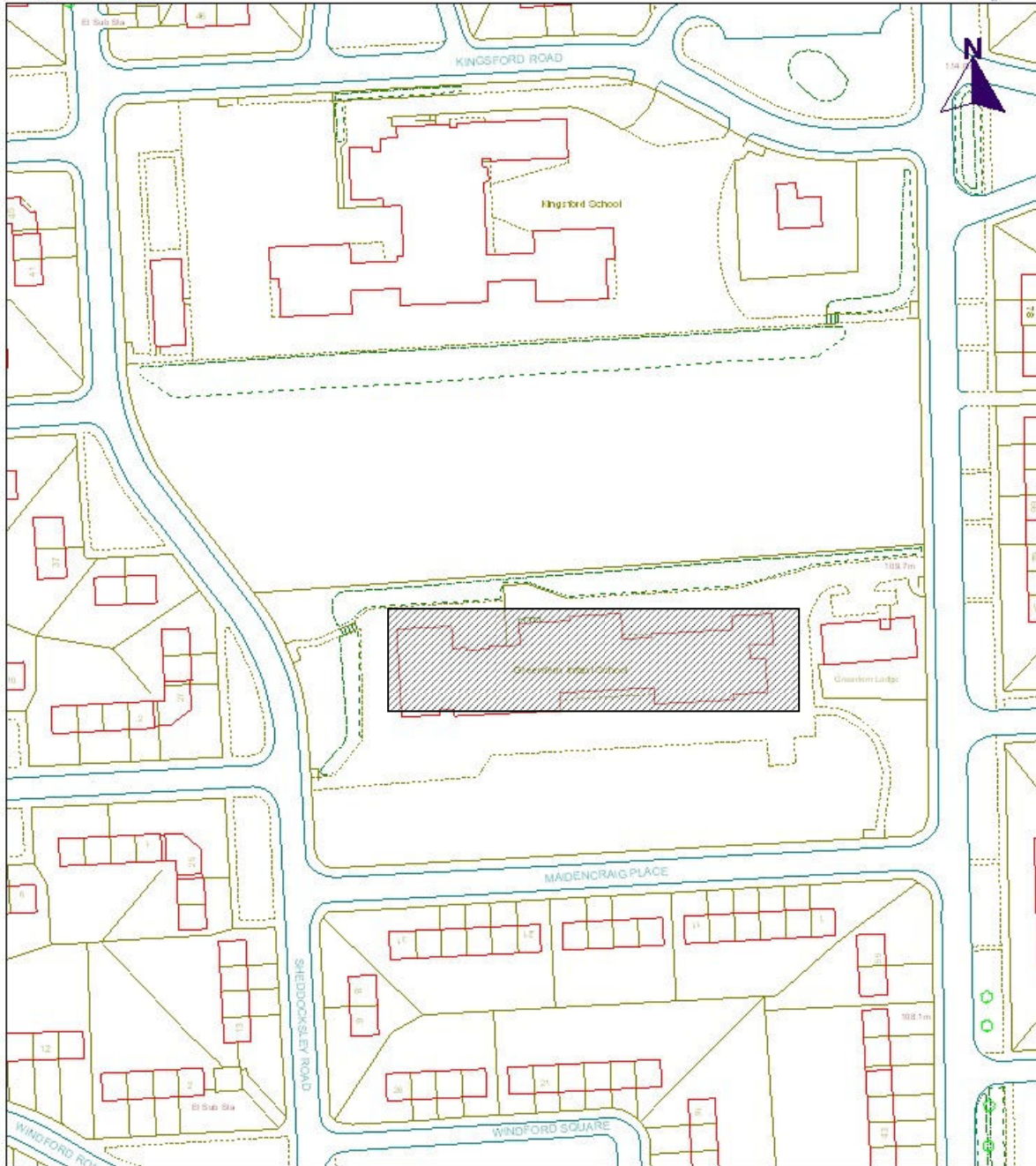
8. BACKGROUND PAPERS

¹Reference: Minute of Resources Management Committee 26 February 2008.

Area of former Greenfern Nursery/Infant School



GEOGRAPHICAL INFORMATION SYSTEM



Title:

Scale: 1:1250

Date: 24 February 2010

Map Ref: NJ8906NE