

ABERDEEN CITY COUNCIL

COMMITTEE	Finance and Resources	DATE 11/03/10
DIRECTOR	Gordon McIntosh	
TITLE OF REPORT	Former Carden School	
REPORT NUMBER:	EPI/10/080	

1. PURPOSE OF REPORT

The purpose of the report is to advise members of the decision of the Education Culture and Sport Committee on 18 February 2010 in relation to the Former Carden School. The report also seeks to clarify the next steps and give consent to a disposal strategy.

2. RECOMMENDATION(S)

It is recommended that

- a) The property is circulated to Service Departments and the North East Property Group.
- b) Failing the identification of any future public sector use, officers seek approval to undertake all other necessary investigations, including the negotiation of boundaries with the Education Culture and Sport Service with a view to exposing the site to the Market in due course.
- c) Officers report back to a future meeting on the outcome of the aforementioned recommendations.

3. FINANCIAL IMPLICATIONS

The property is held of the General Services Account, having been declared surplus by the Education Culture and Sport Service. Holding costs for the property are currently being considered. There will be revenue implications in securing and maintaining the building until such times as a future use is identified.

4. SERVICE & COMMUNITY IMPACT

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

The re-use or future sale of property meets the single outcome agreement in relation to the efficient running of the Council and its property portfolio. Consideration of viable future economic uses will assist the redevelopment of vacant buildings will have wider economic development benefits.

5. OTHER IMPLICATIONS

Internal Resource will be required to circulate the property and undertake a review of future options. This will be met from current resources. Should the property be taken to the market further resource will be required in relation to marketing and legal costs.

6. REPORT



The former Carden School closed in 2002/03. The vacant building has been in a number of uses since; including community uses and storage. The current storage use for the 3R's project will cease by the end of March 2010. The building was considered surplus on 18 February 2010.

The building is not in good condition and there is damage due to water penetration. Any future use will require significant further capital expenditure.

In accordance with normal procedures the building will be circulated to Service Departments and the North East Property Group. Failing the identification of other uses officers will undertake a study to identify alternative uses to include the most appropriate site-boundaries and possible alternative planning uses. Consideration will be given to the site's proximity to the school campus and development restrictions from this. A further report will be submitted to the Committee in due course.

Due to corporate time pressures it was not possible to fully consult on this report. All local members will be forwarded a copy of the report prior to today's committee and any the committee will be verbally advised of these observations.

7. REPORT AUTHOR DETAILS

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8. BACKGROUND PAPERS

Plan attached