

ABERDEEN CITY COUNCIL

COMMITTEE	Finance and Resources
DATE	11/03/10
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Former Croft and Aberdon Care Homes – Future Use/Disposal
REPORT NUMBER:	EPI/10/074

1. PURPOSE OF REPORT

This report seeks to update the Committee on a future option for these surplus properties, which are currently vacant. It advises of an approach by a Council Service for the possible future use of the properties to support uses proposed by that Service and recommends that they be transferred to that Service.

2. RECOMMENDATION(S)

It is recommended that:-

- a) the City Chamberlain be instructed to conclude the transfer of the properties from the General Services Account to the Housing Revenue Account, including the obtaining of Scottish Minister approval, if necessary; and
- b) the matter be referred to the next meeting of the Housing and Environment Committee for its consideration.

3. FINANCIAL IMPLICATIONS

The transfer of the properties could generate a capital receipt for the General Services Account (GSA) during the appropriate financial year with the transfer to the Housing Revenue Account (HRA) being at the total Market Value of £1,250,000 (£700,000 for Croft and £550,000 for Aberdon, respectively)

As the proposed transfers shall be at Market Value there will be no state aid or other implications.

4. SERVICE & COMMUNITY IMPACT

Transfer of the properties meets the single outcome agreement in relation to the efficient running of the Council and its property portfolio.

Transfer of the properties will assist in the demolition of Croft House and the temporary refurbishment of Aberdon House and will have wider economic development benefits for Croft House, and ultimately Aberdon House, as new housing shall be developed upon the cleared sites.

The subjects have been declared surplus, and, as such, there are no Equalities and Human Rights Impact Assessment factors should the proposed transfers proceed.

5. OTHER IMPLICATIONS

There are no significant other implications in relation to the proposal from an Asset Policy (Non-Housing) perspective, although City Chamberlain resources will be required in the future to conclude the proposed transfers.

The Head of Planning and Infrastructure advises that any future redevelopment of either, or both sites, for affordable housing may be subject to planning permission.

6. REPORT

Croft House, identified on one of the attached plans, comprises a three-storey large detached former Home, which comprises 56 single bedrooms, staff accommodation, 3 lounges, 2 dining rooms, 3 offices, bathrooms, kitchen, laundry, storage rooms and car parking. The total site extends to 0.53 Hectares (1.30 Acres), or thereby.

Aberdon House, identified on one of the attached plans, comprises a mainly single-storey large detached former Home, which comprises 50 single bedrooms, staff accommodation, 3 lounges, several seating areas, dining room, 2 offices, bathrooms, kitchen, laundry, storage rooms and car parking. The total site extends to 0.64 Hectares (1.58 Acres) or thereby.

The Area Committee Central meeting of 27 May 2009 (Article 15) resolved that the properties were surplus to Council requirements and that their availability be referred to the then Resources Management Committee to consider their future.

The Resources Management Committee meeting of 16 June 2009 (Article 9) subsequently resolved to agree that the properties were now surplus to Council requirements and remitted to the Head of Resources Development and Delivery that the said decision be considered and a report submitted to a future meeting of the Finance and Resources Committee as regards an appropriate re-use for the sites, or as to their disposal.

In line with circulation procedures, the availability of the properties was circulated to all Council Services and Partners and by the deadline date only the former Head of Service, Housing Asset Management, on behalf of the Housing Revenue Account (HRA), had expressed an interest in the possibility of acquiring the sites from the General Services Account. Accordingly, the Finance and Resources Committee meeting of 17 September 2009 (Article 30) authorised the Head of

Resources Development and Delivery to pursue in greater detail the possible transfer of the properties to the HRA and to instruct a report back on the outcome to both this Committee and the Housing and Environment Committee, in due course.

The Director of the Housing and Environment Service has now confirmed that the Service wishes the properties to be transferred to the HRA at a total of £1,250,000 (£700,000 for Croft and £550,000 for Aberdon, respectively). These figures being the current Market Values, as advised by Ryden, the Council's external property contractors.


For Croft, it is intended that the existing building be demolished and new build affordable housing be developed upon the cleared site. For Aberdon, it is intended that the existing building is brought up to Housing in Multiple Occupation Standard to facilitate its use for two years as a temporary accommodation unit for the Homelessness Service, and thereafter, it shall also be demolished and new build affordable housing be developed upon the cleared site. In respect of the proposals for Aberdon, they have been considered, and approved, by the Housing and Environment Committee meeting of 11 January 2010 and the Council meeting of 12 February 2010, respectively. A report on the redevelopment of Croft House for new build council housing shall be submitted to the Housing & Environment Committee for approval on 13 April 2010.

Accordingly, the Committee is therefore invited to now approve the recommendation that the City Chamberlain be instructed to conclude the transfer of the properties from the General Services Account to the Housing Revenue Account, including the obtaining of Scottish Minister approval, if necessary.

7. REPORT AUTHOR DETAILS

Ian Harris, Technical Officer (Estates)

 ianh@aberdeencity.gov.uk

 01224 52(2846)

8. BACKGROUND PAPERS

None