

ABERDEEN CITY COUNCIL

COMMITTEE	Finance and Resources
DATE	11/03/10
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Grove Lodge, Mugiemooss – Future Use
REPORT NUMBER:	EPI/10/049

1. PURPOSE OF REPORT

This report seeks to update the Committee on a future option for this surplus property, which is currently vacant. It advises of an approach by a Council Service for the possible future use of the property to support a use proposed by that Service.

2. RECOMMENDATION(S)

It is recommended that the Committee note the current position and that the Head of Resources Development and Delivery be instructed to pursue the possible future use of the property by the Social Care and Wellbeing Service and submit a further Report to this Committee within the next two Committee cycles on the property's future use.

3. FINANCIAL IMPLICATIONS

Any future sale of the property will generate a capital receipt for the Council during the appropriate financial year, should the decision be taken by Social Care and Wellbeing that the property is no longer considered suitable for the proposed use.

Any future sale is proposed at Market Value should the decision be taken by Social Care and Wellbeing that the property is no longer considered suitable for the proposed use. On this assumption there will be no state aid or other implications.

4. SERVICE & COMMUNITY IMPACT

Any transfer sale of the property meets the single outcome agreement in relation to the efficient running of the Council and its property portfolio.

A sale/transfer of the property in assisting the redevelopment of a vacant building will have wider economic development benefits, if sold, or enable it to be adapted to facilitate its use by persons with learning difficulties, should it be transferred.

There may be Equalities and Human Rights Impact Assessment factors should the proposed transfer to Social Care and Wellbeing proceed.

5. OTHER IMPLICATIONS

There are no significant other implications in relation to the proposal, although legal and property resources will be required in the future to conclude any proposed sale, should the decision be taken by Social Care and Wellbeing that the property is no longer considered suitable for the proposed use.

6. REPORT

Following the submission of a Report by the Health & Safety Manager, the Finance & Resources Committee on 28 January 2010 approved the recommendation that this property is now surplus to the requirements of the Corporate Governance Service and that its future be considered.


The property, identified on the attached plan, comprises a one and a half storey detached former cemetery lodge of traditional construction with accommodation comprising 5 apartments, kitchen and bathroom, with the property recently having been used for office/informal meeting purposes by the Employee Counselling Service, who vacated the property at the end of December 2009 following the outsourcing of that Service to Employee Advisory Resource.

In line with circulation procedures, and in anticipation of the property being declared surplus to requirements, its availability was circulated to all Council Services and Partners. By the deadline date, only the Commissioning Team within Social Care and Wellbeing Service has expressed an interest in the possibility of utilising the property for accommodating persons with learning disabilities and having challenging behaviour. This proposal is now being investigated in greater detail in consultation with other appropriate Services.

7. REPORT AUTHOR DETAILS

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8. BACKGROUND PAPERS

None