

**DRAFT**

**FINANCE AND RESOURCES COMMITTEE**

**11 March, 2010**

**ABERDON HOUSE AND CROFT HOUSE – FUTURE USE/DISPOSAL –  
EPI/10/074**

1. Reference was made to (1) articles 29 and 30 of the minute of meeting of this Committee of 17 September, 2009, at which time it was agreed to authorise the then Head of Resources Development and Delivery to pursue the possible transfer of the former Aberdon House Care Home in Tillydrone and the former Croft House Care Home in Stockethill to the Housing Revenue Account in order to facilitate the possible future use or development of the sites/buildings for affordable accommodation purposes or as temporary or interim accommodation for the homeless; and (2) article 8 of the minute of meeting of Council of 10 February, 2010, at which time there was under consideration and approved, following a reference from the Housing and Environment Committee meeting on 11 January, 2010 (article 18) under Standing Order 36(3), a decision on the future use of Aberdon House as a temporary accommodation unit for an initial period of two years for persons who are homeless. The Committee now had before it a report by the Director of Enterprise, Planning and Infrastructure which sought to update members with regard to the situation of both properties.

The report before members contained an outline of the process followed in declaring the two properties at Aberdon House and Croft House, surplus to Council requirements and as regards the subsequent interests expressed in the future use of the sites; highlighted that the Director of Housing and Environment had since indicated that the properties be transferred to the Housing Revenue Account at a total value of £1,250,000 (being £700,000 in respect of Croft House and £550,000 in respect of Aberdon House), being a reflection of current market values as advised by the Council's external property contractors; and explained that whereas it was intended that the Croft House Building be demolished and the site redeveloped as new build affordable housing, in the case of Aberdon House it was intended that the building be brought up to "Housing in Multiple Occupation Standard" to facilitate its use for two years as a temporary accommodation unit for the Homelessness Service, before also being demolished and the site redeveloped with affordable housing.

At this stage in the meeting, the Convener drew attention to revised recommendations which had been circulated late and which took account of the fact that, to date, the Housing and Environment Committee had yet to formally agree to the transfer of Croft House to Housing Revenue Account.

**The Committee resolved:-**

- (i) that the Head of Finance be instructed to conclude the transfer of Aberdon House from the General Services Account to the Housing Revenue

- Account, including the obtaining of Scottish Ministerial approval under section 74 of the Local Government (Scotland) Act 1973, if necessary;
- (ii) that the Head of Finance also be instructed, subject to approval to that course of action by the Housing and Environment Committee, to conclude the transfer of Croft House from the General Services Account to the Housing Revenue Account, including the obtaining of Scottish Ministerial approval under Section 74 of the Local Government (Scotland) Act 1973, if necessary; and
  - (iii) that the resolution under (ii) hereof be referred to the Housing and Environment Committee meeting on 13<sup>th</sup> April, 2010, for consideration.