

Master List of all Off Charge Properties as at 26 April 2010

This document provides information on all void properties which have been removed from charge.
The document is only an accurate representation as dated because the position of each void is subject to change.

VRL has been calculated using average rent and taking account of rent free periods:

2004/05	£46.22	End June/ Sept/ Dec and Mar
2005/06	£49.22	End June/ Sept/ Dec and Mar
2006/07	£52.91	End June/ Sept/ Dec and Mar
2007/08	£56.29	End June/ Sept/ Dec and Mar
2008/09	£58.65	End Jul/ Oct/ Dec and Mar
2009/10	£60.88	End Jul/ Oct/ Dec and Mar
2010/2011	£62.28	End June/ Sept/ Dec and Mar

In accordance with Audit Scotland guidance, properties can only be excluded from incurring void rent loss if they:

- **are subject to a Housing Committee decision that they are not to be let because they are surplus to long term requirements, or are to be transferred, disposed of or demolished**
- **are empty because an insurance claim has been raised due to fire or flood damage**
- **are empty because they are awaiting or undergoing major structural works (e.g. modernisation) during which period it would be unsafe for them to be occupied**
- **are held for decanting tenants**

Aberdeen City Council categorises the above properties as either:

- **NTBR (Not to be Relet) - properties subject to a Housing Committee decision that they are not to be let because they are surplus to long term requirements, or are to be transferred, disposed of or demolished**
- **UTBR (Unable to be Relet) - properties which are empty because an insurance claim has been raised due to fire or flood damage, or because they are awaiting or undergoing major structural works (e.g. modernisation) during which time it would be unsafe for them to be occupied or are properties held for decanting tenants.**

Properties can also be categorised as UTBR but remain on charge if they do not meet the above guidance, but cannot be let due to the nature of the works. These properties are not included on this report and are monitored separately.

UTBR PROPERTIES - MAJOR WORKS

Category	Address	Property Type	Low Demand/ Non Low Demand	Void Date	UTBR Reason	Date Removed From Charge	Target Date for Returning As Void	Target Overdue? WHY	If Property has been Void for 1year+ WHY	Rent charge saving	Lead Officer	Date of Approval	Date of last update
Major works - Structural	49A Beattie Avenue, Ashgrove	Flat 5 Apartment	Non Low	26/05/2008	Strategic review of the block - report submitted to Housing and Environment Committee (13th April 2010) in relation to 49A, B & C	08/03/2009	30/09/2010	No works could commence until block vacated. Now vacant	Major structural works required	£3,047.51	Ian Burrows	12/03/2009	13/04/2010
Major works - Structural	49B Beattie Avenue, Ashgrove	Flat 2 Apartment	Non Low	29/03/2010	As above	29/03/2010	30/09/2010		Major structural works required	£249.12	Ian Burrows	Housing & Environment Committee 13/4/2010	13/04/2010
Major works - Structural	49C Beattie Avenue, Ashgrove	Flat 5 Apartment	Non Low	17/09/2007	As above	08/03/2009	30/09/2010	No works could commence until block vacated. Now vacant	Major structural works required	£3,047.51	Ian Burrows	12/03/2009	13/04/2010
Major works - Structural	259 North Anderson Drive, Mastrick	Four in Block 4 Apartment	Non Low	31/08/2009	Structural Repairs	30/08/2009	30/09/2010	Decant property accepted for tenant of 261 North Anderson Drive. Property to be vacated early May and works commence thereafter.	Major structural works required	£1,953.76	Ian Perry	19/11/2009	04/05/2010

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Major works - upgrade	5b Sandilands Drive	Flat 3 Apartment	Non Low	08/09/2008	Major works - Dry Rot	08/03/2009	31/05/2010	5D & 5F still require to be decanted before any work can start. The completion date provided can only be provisional due to the variation in the decanting process.	Tenant at 5d would not allow access which created difficulties in progressing work.	£3,047.51	Agnes Esson	Voids Sub Group	04/05/2010
Major works - Structural	Flat A/2, 9B Tanfield Walk	Flat 2 Apartment	Non Low	30/03/2009	Major works - Structural	30/03/2009	01/08/2010	Warrant application delayed due to structural information not being available. This information is now complete, warrant application has now to be submitted.		£2,864.87	Kenny Paterson Astrid McLeod	Housing & Environment Committee 19/11/2009	11/01/2010
Major works - upgrade	Woodend House, 254 Queens Road	Cottage 6 Apartment	Non Low	01/09/2009	Held for similar use - Grampian Womans Aid.	31/08/2008	01/08/2010	Work on tendering exercise being progressed. Expect to appoint service provider and have contract in place in August 2010.		£4,811.33	Graeme Stuart	20/11/2008	11/01/2010
Major works - fire damage	97a Menzies Road	Flat 1 Apartment	Non Low	15/03/2010	Fire damage	14/03/2010	31/05/2010	Awaiting gas parts.		£373.68	Graham Souter	Housing & Environment Committee 13/04/2010	Waiting on parts for the Gas boiler

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Major works - Dry rot	164B Victoria Road, Torry	Flat 1 Apartment	Non Low	30/11/2009	Dry Rot	29/11/2009	15/05/2010	Once work started on site, additional work was discovered, increasing the overall programme.		£1,223.20	Scott Bremner	Housing & Environment Committee 11/01/2010	Property returned to housing
Major Works	21 Farley Den	3 Apartment	Non Low	25/02/2008	Ex Warden property - 3 bedroom flat with access via 2 doors. Property on one level.	13/03/2008	30/07/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Options are being considered to H&E Committee 25/5/2010	£6,099.14	Kenny Paterson		Options are being considered to H&E Committee 25/5/2010
Major Works	12c Auchinyell Terrace	2 Apartment	Non Low	22/02/2010	Major Works - Asbestos	22/02/2010	28/06/2010	Contractor to be appointed to carry out specialist works.		£492.64	Graham Souter		04/05/2010
Conversion of sheltered property	23 Dominies Court, Rosehill	Sheltered Flat 4 Apartment	Non Low	21/03/2005	Major Works - Conversion to main stream sheltered Ex wardens flat 3 bed. Waiting on plans to split in to 2 x 1 bedroom flats	18/12/2005	11/06/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Property is being divided into 2 one bedroom flats - Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£11,895.79	Astrid McLeod Kenny Paterson	Voids Sub Group	Options are being considered to H&E Committee 25/5/2010

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Conversion of wardens property	11 Stocket Grange, Stockethill	Wardens Property 4 Apartment	Low	09/03/2009	Major Works - Conversion to main stream sheltered Ex wardens flat 3 bed. Waiting on plans to split in to 2 x 1 bedroom flats	08/03/2009	30/07/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Recommendation to allocate on current layout to H&E Committee 25/5/2010	£2,987.31	Astrid McLeod Kenny Paterson	Voids Sub Group	Options are being considered to H&E Committee 25/5/2010
Conversion of sheltered property	29 Cairnwell Avenue, Mastrick	Sheltered Cottage 2 Apartment	Non Low	22/01/2007	To be upgraded to sheltered standard and linked to the Kingswood Sheltered Housing Complex as a satellite cottage.	11/03/2007	15/06/2010	A suitable contractor has now been appointed to complete the major conversion work and meet the standard specification for this type of sheltered cottage attached to Kingswood.	Held for conversion to sheltered standard.	£8,792.07	Astrid McLeod Kenny Paterson	Voids Sub Group	Options are being considered to H&E Committee 25/5/2010
Conversion of sheltered property	1 Granitehill House, Northfield	Sheltered Flat 3 Apartment	Low	23/01/2006	Major Works - Conversion to main stream sheltered	29/01/2006	14/05/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£11,616.00	Astrid McLeod Kenny Paterson	Voids Sub Group	Options are being considered to H&E Committee 25/5/2010
Conversion of wardens property	9 Taransay Court, South Sheddocksley	Wardens property 4 Apartment	Low	01/06/2009	Major Works - Conversion to main stream sheltered	31/05/2009	04/06/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£2,684.32	Astrid McLeod Kenny Paterson	Housing & Environment Committee 26/08/09	Options are being considered to H&E Committee 25/5/2010

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Conversion of wardens property	29 Taransay Court, South Sheddocksley	Wardens Property, Sheltered Multi Storey Flat 4 Apartment	Non Low	10/10/2005	Major Works - Conversion to main stream sheltered	09/10/2005	04/06/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£12,360.99	Astrid McLeod Kenny Paterson	Voids Sub Group	Options are being considered to H&E Committee 25/5/2010
Conversion of wardens property	26 Charlie Devine Court, Middleton	Wardens Property 4 Apartment	Non Low	02/03/2009	Major Works - Conversion to main stream sheltered	01/03/2009	26/06/2010	Held for conversion to sheltered standard. Additional funding now in place to complete the chosen option for this property	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£3,345.08	Astrid McLeod Kenny Paterson	North Committee	Options are being considered to H&E Committee 25/5/2010
Conversion of sheltered property	10 Clashieknowe, Balgownie	Sheltered Flat 4 Apartment	Non Low	05/12/2005	Major Works - Notice of Motion has been raised to take whole block up to Scottish Housing Quality Standard (SHQS)	01/10/2006	30/07/2010	Options are being considered to H&E Committee 25/5/2010	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£9,956.09	Kenny Paterson	Voids Sub group	Options are being considered to H&E Committee 25/5/2010
Conversion of wardens property	20 Clashieknowe, Balgownie	Warden Flat 3 Apartment	Non Low	02/02/2009	Major Works - Notice of Motion has been raised to take whole block up to Scottish Housing Quality Standard (SHQS)	01/02/2009	30/07/2010	Options are being considered to H&E Committee 25/5/2010	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£3,579.68	Kenny Paterson	North Committee	Options are being considered to H&E Committee 25/5/2010
Conversion of sheltered property	4 Hamewith, Balgownie	Sheltered Flat 1 Apartment	Low	15/05/2006	Major Works - Works orders are being prepared and will be issued to Building Services thereafter.	30/07/2006	30/07/2010	Convert two bed sits to one bed flat	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£9,850.17	Astrid McLeod Kenny Paterson	Voids Sub group	Options are being considered to H&E Committee 25/5/2010

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Conversion of sheltered property	5 Hamewith, Balgownie	Sheltered Flat 1 Apartment	Low	06/09/2004	Major Works - Works orders are being prepared and will be issued to Building Services thereafter.	30/07/2006	30/07/2010	Convert two bed sits to one bed flat	Similar ex warden properties (14 in total) were prioritised due to the lack of funding available	£9,850.17	Astrid McLeod Kenny Paterson	Voids Sub group	Options are being considered to H&E Committee 25/5/2010

NTBR PROPERTIES - TO BE SOLD

Category	Address	Property Type	Low Demand/ Non Low Demand	Void Date	UTBR Reason	Date Removed From Charge	Lead Officer	Date of Approval	Date of last update				
Sale	Weighbridge Cottage, Queens Road, Hazlehead	Cottage 4 Apartment	Non Low	28/06/2004	Valuations were requested and provided to the Scottish Government in December 2009. Scottish Government have yet to confirm approval	27/06/2004	Helen Sherrit	Committee approval to dispose - Housing and Environment 26/08/09	12/05/2010				
Sale	5 Affleck Place, Bon Accord	Flat 2 Apartment	Non low	22/01/2007	Valuations were requested and provided to the Scottish Government in December 2009. Scottish Government have yet to confirm approval	15/04/2007	Helen Sherrit	Committee approval to dispose - Housing and Environment 26/08/09	12/05/2010				
Sale	2 Elmbank Road, Sunnybank	Flat 2 Apartment	Non low	27/12/1994	Valuations were requested and provided to the Scottish Government in December 2009 Scottish Government still to give ACC authority to sell. Senior Civil Servant looking into this.	02/07/2006	Helen Sherrit	Committee approval to dispose - Housing and Environment 26/08/09	11/01/2010				

NTBR PROPERTIES - TO BE SOLD

Category	Address	Property Type	Low Demand/ Non Low Demand	Void Date	UTBR Reason	Date Removed From Charge	Lead Officer	Date of Approval	Date of last update				
Sale	285b Hardgate, Holburn	2 Apartment	Non Low	01/06/2008	Valuations were requested and provided to the Scottish Government in December 2009 Scottish Government still to give ACC authority to sell. Senior Civil Servant looking into this.	17/08/2008	Helen Sherrit	Committee approval to dispose - Housing and Environment 26/08/09	11/01/2010				
Sale	58a Menzies Road, Torry	2 Apartment	Non Low	14/08/2006	Valuations were requested and provided to the Scottish Government in December 2009. Scottish Government still to give ACC authority to sell. Senior Civil Servant looking into this.	20/04/2008	Helen Sherrit	Committee approval to dispose - Housing and Environment 26/08/09	12/05/2010				
Sale	89 Menzies Road, Torry	2 Apartment	Non Low	22/05/2006	Approval received for acceptance of recommended offer. Paperwork with Legal to finalise.	27/08/2006	Helen Sherrit Ian Harris	Committee approval to dispose - Housing and Environment 26/08/09	12/05/2010				
Sale	37g Victoria Road, Torry	1 Apartment	Non Low	13/08/2007	Valuations were requested and provided to the Scottish Government in December 2010 Scottish Government still to give ACC authority to sell. Senior Civil Servant looking into this.	12/08/2007	Helen Sherrit	Committee approval to dispose - Housing and Environment 26/08/09	12/05/2010				

NTBR PROPERTIES - TO BE SOLD

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Sale	173h Victoria Road, Torry	Flat 2 Apartment	Non Low	22/05/2006	Approval received for acceptance of recommended offer. Paperwork with legal to finalise.	27/08/2006	Helen Sherrit Ian Harris	Committee approval to dispose - Housing and Environment 26/08/09	12/05/2010				
Sale	8g Walker Place, Torry	Flat 1 Apartment	Non Low	11/09/2006	Valuations were requested and provided to the Scottish Government in December 2009 Scottish Government have yet to confirm approval	05/11/2006	Helen Sherrit	Committee approval to dispose - Housing and Environment 26/08/09	12/05/2010				
Sale	136g Walker Road, Torry	Flat 1 Apartment	Non Low	25/02/2008	Valuations were requested and provided to the Scottish Government in December 2009 Scottish Government still to give ACC authority to sell. Senior Civil Servant looking into this.	22/06/2008	Helen Sherrit	Committee approval to dispose - Housing and Environment 26/08/09	12/05/2010				

NTBR PROPERTIES - TO BE DEMOLISHED													
Category	Address	Property Type	Low Demand/ Non Low Demand	Void Date	UTBR Reason	Date Removed From Charge	Lead Officer	Date of Approval	Date of last update				
Demolition	1a Logie Gardens, Logie	3 Apartment	Non Low	04/08/1998	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				
Demolition	1b Logie Gardens, Logie	4 Apartment	Non Low	11/08/1998	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				
Demolition	1c Logie Gardens, Logie	4 Apartment	Non Low	10/05/1999	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				

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Category	Address	Property Type	Low Demand/ Non Low Demand	Void Date	UTBR Reason	Date Removed From Charge	Lead Officer	Date of Approval	Date of last update				
Demolition	1d Logie Gardens, Logie	Flat 4 Apartment	Non Low	15/03/1999	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				
Demolition	1e Logie Gardens, Logie	Flat 4 Apartment	Non Low	16/12/1997	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				
Demolition	1f Logie Gardens, Logie	Flat 4 Apartment	Non Low	18/10/1999	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				

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Demolition	5a Logie Gardens, Logie	Flat 4 Apartment	Non Low	21/12/1998	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				
Demolition	5b Logie Gardens, Logie	Flat 4 Apartment	Non Low	05/05/1998	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				
Demolition	5c Logie Gardens, Logie	Flat 4 Apartment	Non Low	01/09/1998	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				

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Demolition	5d Logie Gardens, Logie	Flat 4 Apartment	Non Low	17/06/1997	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				
Demolition	5e Logie Gardens, Logie	Flat 4 Apartment	Non Low	14/04/1998	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				
Demolition	5f Logie Gardens, Logie	Flat 4 Apartment	Non Low	10/06/1997	As reported on 11th January 2010 Further to Housing and Environment Committee decision (11th November 2009) - Awaiting outcome of the Scottish Government's approval on Haudagain options	10/09/2006	Martin Smith	Voids Sub group	12/05/2010				