

ABERDEEN CITY COUNCIL

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| COMMITTEE | City Growth and Resources |
| DATE | 3 February 2021 |
| EXEMPT | The content of the report is public but Appendix 2 should be considered exempt under Paragraph 6 & 9 of Schedule 7A of the Local Government (Scotland) Act 1973 |
| CONFIDENTIAL | No |
| REPORT TITLE | Disposal of the former Braeside School and Lodge Site |
| REPORT NUMBER | RES/22/014 |
| DIRECTOR | Steven Whyte |
| CHIEF OFFICER | Stephen Booth |
| REPORT AUTHOR | Cate Armstrong |
| TERMS OF REFERENCE | 4.1 & 4.4 |

1. PURPOSE OF REPORT

- 1.1 The purpose of this Report is to advise Committee of the offers received for the Site of the Former Braeside School and Lodge following the outcome of the recent marketing exercise.

2. RECOMMENDATION(S)

That the Committee :-

- 2.1 Accept the recommended offer to purchase the site as outlined in Appendix 2.
- 2.2 Instruct the Chief Officer – Governance to conclude missives for the disposal of the property incorporating various qualifications as are necessary to protect the Council's interest, together with any other matters as are required to complete the transaction

3. BACKGROUND

- 3.1 The Former Braeside Nursery School and the adjacent School Lodge were declared surplus on 25 November 2019, having been vacated during the Summer of 2019 with the School Lodge, remaining occupied for a further period to reduce the risk of damage by vandals.
- 3.2 The site is located within the Airyhall area in the West End of Aberdeen City, extending to circa 1.04HA (2.5 acres) with an access directly onto Braeside Place. The site is bounded to the northwest and northeast by Braeside Place and on the southwest by a covered reservoir with a playpark to the south / southeast. (Appendix 1)
- 3.3 Demolition works started on site in February 2021 and were completed in mid-June prior to the site being put on the market for sale. The site is almost

rectangular in shape and slopes slightly from North to South. The access road from Braeside Place has been partially retained, all hardstanding has been removed and the ground levelled. There is an 800mm water mains that runs from the northwest side boundary almost parallel to the playpark boundary fence.

- 3.4 This brownfield site is within a residential area and has been zoned as an Opportunity Site (OP39) in the ALDP 2017. This is allocated for residential development. The ALDP Policy D1 states that all development must ensure high standards of design and have a strong and distinctive sense of place. The prevailing character of the area is that of relatively uniform 1½ storey, semi-detached residential dwellings. It is expected that that any scheme for the site will respect this in regards to plot sizes, plot ratios, building form, heights, site arrangement and orientation.
- 3.5 The cleared site was put on the market in May 2021, and following a robust marketing campaign and once a number of noted interests were received a closing date was set for 7th December 2021.
- 3.6 At the closing date 2 offers were received, the details of which are summarised in Appendix 2.
- 3.7 It is recommended that the Committee accept Offer 1 as outlined in Appendix 2.

4. FINANCIAL IMPLICATIONS

- 4.1 The financial implications arising from the recommendation to approve the sale of the property would be a capital receipt for the Council's General Fund.

5. LEGAL IMPLICATIONS

- 5.1 There are no direct legal implications arising from the recommendations of this report other than the requirement of legal resource to complete the transaction.

6. MANAGEMENT OF RISK

| Category | Risk | Low (L) Medium (M) High (H) | Mitigation |
|-----------------------|---|--|---|
| Strategic Risk | None in relation to this recommendation | | |
| Compliance | None in relation to this recommendation | | |
| Operational | There are risks in relation to staff through the retention of vacant building | L | Approve the recommendation of this Report |

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| | which would require regular inspection and management. | | |
| Financial | If the property remains unsold the Council will not benefit from the Capital Receipt. | L | Approve the recommendation of this Report |
| Reputational | If the site remains empty for a prolonged period this increases the current health and safety risks to members of the public associated with the vacant site and fly tipping therefore continuing to have a negative impact locally and the citizens living in the surrounding area. | L | Approve the recommendation of this Report |
| Environment / Climate | None in relation to this recommendation | | |

7. OUTCOMES

The proposals in this report have no impact on the Council Delivery Plan

8. IMPACT ASSESSMENTS

| Assessment | Outcome |
|-----------------------------------|--------------|
| Impact Assessment | Not required |
| Data Protection Impact Assessment | Not required |

9. BACKGROUND PAPERS

N/A

10. APPENDICES

Appendix 1 – Site Plan

Appendix 2 – Tender Summary Report

11. REPORT AUTHOR CONTACT DETAILS

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