

## ABERDEEN CITY COUNCIL

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|---------------------------|---|
| <b>COMMITTEE</b>          | City Growth and Resources   |
| <b>DATE</b>               | 3 February 2022   |
| <b>EXEMPT</b>             | The content of the report is public but Appendix 2 should be considered exempt under Paragraph 9 of Schedule 7A of the Local Government (Scotland) Act 1973 |
| <b>CONFIDENTIAL</b>       | No  |
| <b>REPORT TITLE</b>       | Disposal of the former Cordyce School Site  |
| <b>REPORT NUMBER</b>      | RES/22/013  |
| <b>DIRECTOR</b>           | Steven Whyte  |
| <b>CHIEF OFFICER</b>      | Stephen Booth   |
| <b>REPORT AUTHOR</b>      | Peter Thatcher  |
| <b>TERMS OF REFERENCE</b> | 4.1 & 4.4   |

### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise members of the offers received for the site of the former Cordyce School 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; and
- 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 Cordyce School was declared surplus at the Education and Children's Services Committee on 25 January 2018. The subjects are a site extending to 7.75 Hectares (19 acres) or thereby which previously contained the local authorities Cordyce residential school. The buildings on the site have been demolished leaving a cleared site. A site plan is attached at appendix 1
- 3.2 Under the current 2017 Aberdeen Development Plan, the site is located in the green belt, and policy NE2 applies. This policy is very restrictive and states that no development will be permitted in the Green Belt for purposes other than those essential for agriculture; woodland and forestry; recreational uses compatible with an agricultural or natural setting; mineral extraction/ quarry restoration; or landscape renewal.

- 3.3 In the Proposed Aberdeen Local Development Plan 2020 the policy is proposed to be changed, and the Cordyce School site has been allocated as OP14, and considered suitable for a number of uses, including housing, a garden centre and health and fitness village. OP 14 is split between two policies – The central area coloured yellow is mixed use area H2 that contained the school buildings and associated hard standing area and the surrounding area containing mature trees and amenity land which is Green Belt/Network Green Space.
- 3.4 The subjects were advertised on the open market in April 2021 and following a robust marketing campaign and once a number of noted interests were received a closing date was set for 7 December 2021.
- 3.5 The offers received at the closing date are detailed and summarised in the Tender Summary report in Appendix 2.
- 3.6 It is recommended that the Committee accept the recommended offer for the site 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)<br>Medium (M)<br>High (H) | Mitigation                                |
|-----------------------|--|-----------------------------------|---|
| <b>Strategic Risk</b> | None in relation to this recommendation  |                                   |   |
| <b>Compliance</b>     | None in relation to this recommendation  |                                   |   |
| <b>Operational</b>    | There are risks in relation to staff through the retention of vacant site which would require to be managed and inspected. | L                                 | Approve the recommendation of this Report |
| <b>Financial</b>      | If the site remains unsold the Council will not benefit from the Capital Receipt   | L                                 | Approve the recommendation of this Report |

|                              |  |   |   |
|------------------------------|--|---|---|
|                              | and holding costs will remain.   |   |   |
| <b>Reputational</b>          | 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 |
| <b>Environment / Climate</b> | 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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