

ABERDEEN CITY COUNCIL

COMMITTEE	Finance and Resources
DATE	22 November 2023
EXEMPT	No, but the content of Appendix 2 should be considered exempt under Paragraph 6 & 9 of Schedule 7A of the Local Government (Scotland) Act 1973 Appendix 2 refers to the financial or business affairs of another person or body and gives details of terms proposed or to be proposed to the authority in the course of negotiations for a disposal of property, disclosure of these terms would prejudice the Council in these or any other negotiations.
CONFIDENTIAL	No
REPORT TITLE	Disposal of the Bucksburn Primary School Site
REPORT NUMBER	RES/23/353
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 Bucksburn Primary School following recent closing date.

2. RECOMMENDATIONS

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. CURRENT SITUATION

- 3.1 The subjects are located to the rear of Inverurie Road, access is gained from a lane between 2 houses which face onto Inverurie Road. The buildings have been demolished leaving a cleared site of circa 2.97 acres. The ground is sloping in part from the south down to the Northmost corner at Howes Road, with levelled ground where the original buildings and surfacing were. The lane up from Inverurie Road also slopes up towards the gate at the Eastern corner

where the ground continues to slope upwards towards the west where the buildings were removed and the ground levels out, as shown in Appendix 1.

3.2 The subjects are designated within the ALDP 2023 as opportunity site OP17 suitable for residential development

3.3 The Bucksburn Primary School was placed on the market at the end of April 2021 with an asking price in the region of £850,000. Following a full and lengthy marketing campaign 3 offers were received at the closing date held on the 3rd October 2023.

3.4 The offers received at the closing date are detailed in the Tender Summary Report in Appendix 2.

3.5 It is recommended that the Committee accept the offer from Bidder 1 as this is the best offer received.

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. ENVIRONMENTAL IMPLICATIONS

6.1 There are no direct environmental implications arising from the recommendations of this report, and acceptance of the offer received will see a brownfield site brought back into economic use.

7. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	None in relation to this recommendation			n/a
Compliance	None in relation to this recommendation			n/a
Operational	There are risks associated to employees through	Approval the recommendation of	L	Yes

	the retention of the site in relation to the requirement to manage and inspect a vacant site.	this report to progress with the disposal will reduce risk by removal of this property from the Council Portfolio		
Financial	If the property remains unsold the Council will defer benefit from the Capital Receipt.	Approve the recommendation and generate a substantial capital receipt	M	Yes
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 on the citizens living in the surrounding area.	Approve the recommendation of this report to progress with the disposal.	M	Yes
Environment / Climate	None in relation to this recommendation			n/a

8. OUTCOMES

<u>COUNCIL DELIVERY PLAN 2023-2024</u>	
	Impact of Report
Aberdeen City Council Policy Statement <u>Working in Partnership for Aberdeen</u>	The proposals in this report have no impact on the Council Delivery Plan
<u>Aberdeen City Local Outcome Improvement Plan 2016-26</u>	
Prosperous Economy Stretch Outcomes	The proposals in this report have no direct impact on the Prosperous Economy Stretch Outcomes.
Prosperous People Stretch Outcomes	The proposals in this report have no impact on the Prosperous People Stretch Outcomes.
Prosperous Place Stretch Outcomes	The proposals in this report have no impact on the Prosperous Place Stretch Outcomes.

Regional and City Strategies	The proposals within this report have no direct impact on the Regional and City Strategies.
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9. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Impact Assessment	Full Impact Assessment completed.
Data Protection Impact Assessment	Not required
Other	None

10. BACKGROUND PAPERS

10.1 None

11. APPENDICES

11.1 Site Plan

11.2 Tender Summary Report.

12. REPORT AUTHOR CONTACT DETAILS

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