

Item 6. Sale of Jubilee House, Keith Place, Stonehaven

FYI  
----- Forwarded message -----  
From: **Stuart Alexander** <[REDACTED]>  
Date: Wed, 7 Jun 2023 at 15:28  
Subject: Re: Jubilee House Sale  
To: Cllr Dawn Black <[cldr.d.black@aberdeenshire.gov.uk](mailto:cldr.d.black@aberdeenshire.gov.uk)>  
Cc: Cllr Sarah Dickinson <[cldr.s.dickinson@aberdeenshire.gov.uk](mailto:cldr.s.dickinson@aberdeenshire.gov.uk)>, Cllr Alan Turner <[cldr.a.turner@aberdeenshire.gov.uk](mailto:cldr.a.turner@aberdeenshire.gov.uk)>

Hi Dawn,  
Thanks for following this up and the quick response.

I was of the opinion that the Trust will have followed the proper process given the make-up of the board. They can however only follow the guidance they are given and it seems to be another example of the Aberdeenshire executive making decisions that should have been brought to Councillors for consideration at committee level. This is the essence of local democracy which appears to be increasingly regarded as optional by officers. I would question the legality of whether the spirit of the 'first offer back to the council' has actually been followed if our elected officials have not had a chance to assess the situation, gauge public opinion and perhaps seek a solution more palatable to the local community.

Stuart

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On Wed, 7 Jun 2023 at 15:14, Cllr Dawn Black <[cldr.d.black@aberdeenshire.gov.uk](mailto:cldr.d.black@aberdeenshire.gov.uk)> wrote:

Dear Stuart,  
Having approached the Deputy Lord Lieutenant, John Cruickshank I have been given the following information:

I can advise that due consideration was given to the various options and proper due diligence undertaken by Gordon Ritchie, Clerk to the Lieutenancy of Kincardineshire. Aberdeenshire Council were approached but were not interested.

I have included Gordon in my reply who has full information and may wish to add anything to my comments. However, please be aware that Gordon is currently on holiday so his ability to respond will be limited.

It is the intention of the trustees to ensure the money from any sale is held in trust for the purposes as defined in our charter; Mr Alexander mentions "used for 'handicapped and disadvantaged' groups (language of its time)..."

I will forward any response from Gordon Ritchie but meantime I have also questioned K&M Area Office again as Ward 18 Councillors were not informed or consulted on this decision.

Kind regards,  
Dawn

Cllr Dawn Black  
Ward 18 – Stonehaven & Lower Deeside  
Aberdeenshire Council

Tel: 07787883071

*Planning: I cannot make definitive statements regarding any planning application that may come in front of the Kincardine and Mearns Area Commiittee without prejudicing myself and having to recuse myself from the decision making process. Thank you for your understanding.*

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**From:** Stuart Alexander <[REDACTED]>  
**Sent:** Wednesday, June 7, 2023 2:13 PM  
**To:** Cllr Dawn Black <[cldr.d.black@aberdeenshire.gov.uk](mailto:cldr.d.black@aberdeenshire.gov.uk)>  
**Cc:** Cllr Sarah Dickinson <[cldr.s.dickinson@aberdeenshire.gov.uk](mailto:cldr.s.dickinson@aberdeenshire.gov.uk)>; Cllr Alan Turner <[cldr.a.turner@aberdeenshire.gov.uk](mailto:cldr.a.turner@aberdeenshire.gov.uk)>  
**Subject:** Re: Jubilee House Sale

Thanks Dawn,

Much appreciated.

Here's the listing FYI.

<https://www.aspc.co.uk/search/property/416796/Jubilee-House--Keith-Place/Stonehaven/>

Stuart

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On Wed, 7 Jun 2023 at 11:54, Cllr Dawn Black <[cldr.d.black@aberdeenshire.gov.uk](mailto:cldr.d.black@aberdeenshire.gov.uk)> wrote:

Dear Stuart,

Thank you for flagging this up, I was not aware. I will contact the local area team and attempt to get answers to the points you raise.

Kind regards,

Dawn

Cllr Dawn Black

Ward 18 – Stonehaven & Lower Deeside  
Aberdeenshire Council

Tel: 07787883071

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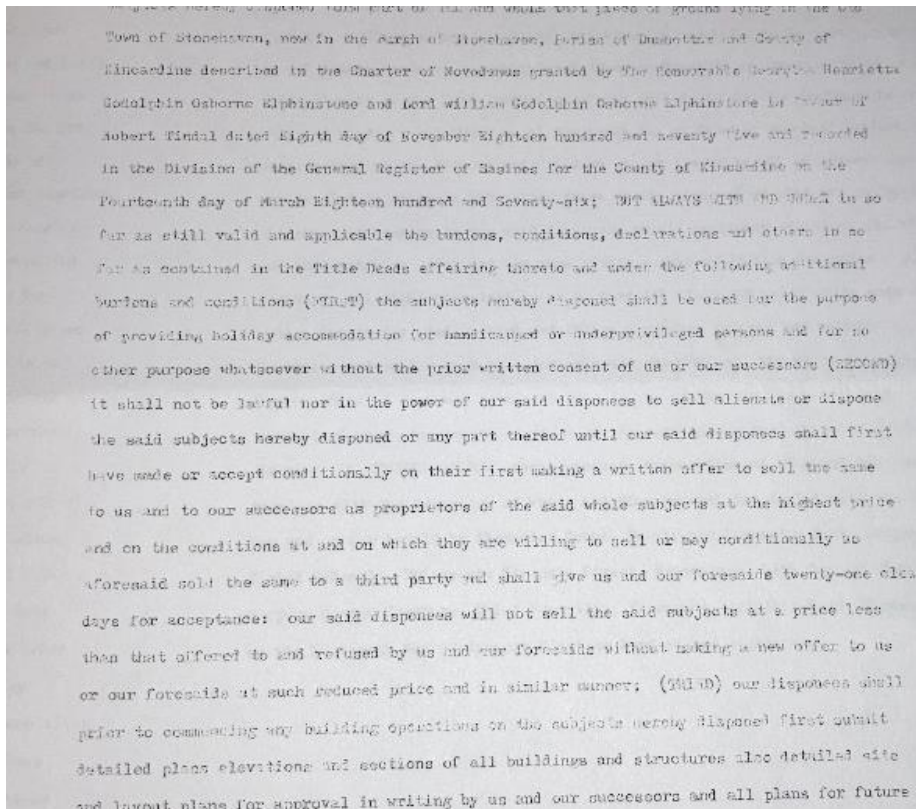
*Please do not disclose the information contained in this email to a third party without my expressed consent. Thank you.*

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**From:** Stuart Alexander <[REDACTED]>  
**Sent:** Wednesday, June 7, 2023 11:49 AM  
**To:** Cllr Sarah Dickinson <[cllr.s.dickinson@aberdeenshire.gov.uk](mailto:cllr.s.dickinson@aberdeenshire.gov.uk)>; Cllr Dawn Black <[cllr.d.black@aberdeenshire.gov.uk](mailto:cllr.d.black@aberdeenshire.gov.uk)>; Cllr Alan Turner <[cllr.a.turner@aberdeenshire.gov.uk](mailto:cllr.a.turner@aberdeenshire.gov.uk)>  
**Subject:** Jubilee House Sale

Councillors,

I'm sure you are aware that Jubilee house has suddenly gone on the market. I have had sight of the deeds which show it was transferred out of the Kincardine and Deeside District Council as it was at the time for £1500 in 1981 with certain burdens including that it was used for 'handicapped and disadvantaged' groups (language of its time) and terms about its subsequent disposal including a first offer back to the Council. I'm concerned that the process has not been followed, another social asset has been lost without consultation or scrutiny and it gets turned into yet another Air B&B property.



The image shows a scan of a legal deed document. The text is dense and small, but it appears to be a deed of transfer or a deed of burden. It mentions 'Town of Stonehaven, now in the parish of Hushayre, Burgh of Dunnotter and County of Kincardine described in the Charter of Novodunon granted by The Honorable George Henricus Godolphin Osborne Alphonstone and Lord William Godolphin Osborne Alphonstone in favour of Robert Fintal dated Eighth day of November Eighteen hundred and seventy five and recorded in the Division of the General Register of Sasines for the County of Kincardine on the Fourteenth day of March Eighteen hundred and seventy-six; BUT ALWAYS WITH AND UNDER in so far as still valid and applicable the burdens, conditions, declarations and others in so far as contained in the Title Deeds affecting thereto and under the following additional burdens and conditions (HERE) the subjects hereby disposed shall be used for the purpose of providing holiday accommodation for handicapped or underprivileged persons and for no other purpose whatsoever without the prior written consent of us or our successors (SECOND) it shall not be lawful nor in the power of our said disponees to sell alienate or dispose the said subjects hereby disposed or any part thereof until our said disponees shall first have made or accept conditionally on their first making a written offer to sell the same to us and to our successors as proprietors of the said whole subjects at the highest price and on the conditions at and on which they are willing to sell or may conditionally be aforesaid sold the same to a third party and shall give us and our foresaids twenty-one clear days for acceptance: our said disponees will not sell the said subjects at a price less than that offered to and refused by us and our foresaids without making a new offer to us or our foresaids at such reduced price and in similar manner; (THIRD) our disponees shall prior to commencing any building operations on the subjects hereby disposed first submit detailed plans elevations and sections of all buildings and structures also detailed site and layout plans for approval in writing by us and our successors and all plans for future

I'd like to establish that the proper process has been followed and what the Trust is doing is above board. Even if the process was followed and Aberdeenshire Council were approached about the sale, it seems they did nothing to consult the community or explore alternative solutions that could have kept the property for its original use.

Living adjacent to the property we've seen loads of groups using it over the years and it's been so good they have had access to such a safe space. Recently 'Cornerstone' were operating it, bumped up the prices and seemed to drop the 'disadvantaged' criteria. But they've folded seemingly. As far as I'm aware it's the "Lord Lieutenant's" / the Trust's to sell but where's the money going to go - back to the King!? Really?

David Lawman has added the sale as an item at next week's Community Council. It's the AGM so a long discussion isn't on the table but it would be good to have some background by then.

Best Regards,  
Stuart Alexander