

From: [Foi Enquiries](#)
To: [REDACTED]
Subject: EIR-17-1680 - Marischal Square
Date: 05 December 2017 09:50:30
Attachments: [Further Information - Right to Review & Appeal.pdf](#)

Dear [REDACTED],

Thank you for your information request of 09 November 2017. Aberdeen City Council (ACC) has completed the necessary search for the information requested.

Regarding the Restaurant, Retail and Office Space Outlets I would be grateful for the following information:

1)When shall the Office and Retail/Restaurant Outlets be completed?

Practical Completion of the scheme was 17 November 2017. Tenants fit-out works will follow.

2)When does ACC have to commence paying Empty Commercial Property Business Rates?

From the time the scheme is entered in the valuation roll.

3)What will be the worst case (£) exposure for ACC for Empty Commercial Property Business Rates while there are no Tenants?

The property is not yet entered in the valuation roll. As such there is no rateable value against it.

4)Are there any known Leases for any of the Retail/Restaurant/Office Spaces?

Yes

5)When does ACC have to commence their guaranteed £5M/annum monies to AVIVA regardless of Retail/Office utilisation?

On completion of the development.

6)What nature do the £5M/annum payments to AVIVA take – monthly/annually etc?

Quarterly

7)How is the Marischal Square Development Business Plan being managed, monitored and reported – as a separate ACC stand-alone project or tied in with other ACC owned properties?

At this time the project is reported as a stand alone project through the Council's capital programme. This is under review.

8)How can Aberdeen Citizens monitor/become aware of the projects viability/success or failure?

The project will be reported through the Council's annual accounts and normal committee system as required.

9)Is there an individual or department within ACC specifically monitoring, marketing and reporting financially on this project?

The project is being managed through the Land and Property Asset Service of the Council working closely with colleagues in Finance. At this time the project is reported through the Council's capital project governance structure.

10)Are elected Councillors to be updated regularly on the projects status/leasing successes v's the guaranteed £5M/annum to AVIVA until the year 2052?

Yes – the format and timing of future reporting has to be determined.

11)Whilst individual leases are confidential, is ACC having to offer various incentives to attract Tenants such as 1 year rent free etc?

Yes – this is in line with normal commercial practise.

We hope this helps with your request.

Yours sincerely,

Salomeh Kheyri Rad
Information Compliance Officer

INFORMATION ABOUT THE HANDLING OF YOUR REQUEST

As the information which you requested is environmental information, as defined under Regulation 2(1) of the Environmental Information (Scotland) Regulations 2004 (the EIRs), ACC considered that it was exempt from release through FOISA, and must therefore give you notice that we are refusing your request under Section 39(2) of FOISA (Freedom of Information (Scotland) Act 2002). However, you have a separate right to access the information which you have requested under Regulation 5 of the EIRs, under which ACC has handled your request. Please refer to the attached PDF for more information about your rights under the EIRs.

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