

From: Foi Enquiries
Sent: 02 April 2019 15:16
To: [REDACTED]
Subject: EIR-19-0349 - Sale of Buildings and Land
Attachments: V2 - Further Information - Right to Review & Appeal.pdf; EIR-19-0349 - request 26.03.2019.csv

Dear [REDACTED],

Thank you for your information request of 6 March 2019. Aberdeen City Council (ACC) has completed the necessary search for the information requested. Our response is now detailed below.

In accordance with FOI laws, please provide a list of all buildings and land sold in the last five years (2014/15, 2015/16, 2016/17, 2017/18, and 2018/19).

Please include the name and address of what was sold, what it had been used for, its valuation, how much it was sold for, who it was sold to, for what purpose, and the date of sale.

Please see attached.

ACC is unable to provide you with information on the **its valuation** as it is excepted from disclosure. In order to comply with its obligations under the terms of Regulation 13 of the EIRs, ACC hereby gives notice that we are refusing this part of your request under the terms of Regulation 10(5)(e) – Confidentiality of Commercial Information - of the EIRs.

In making this decision ACC considered the following points:

Is the information commercial or industrial in nature?

ACC is of the view that the requested information is commercial in nature as it relates to the disposal of property assets for the purposes of revenue generation. ACC's own commercial interests would be damaged if we were to release this information into the public domain under the EIRs (Environmental Information (Scotland) Regulations 2004).

Please describe how disclosure of the requested information would cause the level of harm required for this exception?

ACC has a number of assets which are currently for sale, will be for sale in the near future or could become for sale in the future following review. However, the route to sale, proposed use and timescales will be dependent on the characteristics of each individual asset, the asset requirements of Aberdeen City Council and the state of the market at any given time. Therefore, the accuracy of any market forecast will be limited.

More importantly, releasing information on the valuation could give potential purchasers an indication of what the Council expected to receive for the asset and terms of sale. That may influence the amount they offer and may give them a competitive advantage over other potential purchasers that have not seen the published information.

The harm would be in a potentially reduced capital receipt for the Council and disrupt the timely disposal of an asset.

What are the public interest arguments?

ACC recognises that there is a general public interest in knowing about ACC's management of property assets including disposal. To this end, a full list of ACC property assets is already publicly available on ACC's website which contains information on the asset and its status (please see <https://www.aberdeencity.gov.uk/services/business-and-licensing/property-services/property-asset-management>).

However, ACC is of the view that there is a stronger public interest in withholding the information. By withholding the information it will enable Aberdeen City Council officers to ensure that the disposal process is undertaken in a fair and

transparent manner for all interested parties and is best able to demonstrate to elected members and the general public that best value is achieved for the disposal of any particular Council owned asset.

ACC is therefore of the view that the public interest is best served by refusing to provide information on the valuation.

Please note that the names individuals have been redacted from the attached document. This is because ACC considers that this information is excepted from disclosure. In order to comply with its obligations under the terms of Regulation 13 of the EIRs, ACC hereby gives notice that we are refusing this part of your request under the terms of Regulation 11(2) in conjunction with Regulation 11(3)(a)(i) – Personal Information - of the EIRs.

In making this decision ACC considered the following points:

ACC is of the opinion that Regulation 11(2) applies to the information specified above as the information in question is personal information relating to living individuals, of which the applicant is not the data subject.

ACC is of the opinion that Regulation 11(3)(a)(i) applies, as we consider that disclosure of this information would be a breach of the 'lawfulness, fairness and transparency' principle. These individuals have not consented to the disclosure of this information and ACC does not consider that they would expect ACC to release this information about them into the public domain under the FOISA.

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.

We hope this helps with your request.

Yours sincerely,

Grant Webster
Access to Information Officer

Grant Webster | Access to Information Officer

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Property address	Site Area (Ha)	Use	Proposed use	Price (£)	Disposal Date	Purchaser
Hilton Nursery School Hilton Avenue Hilton Aberdeen AB26 4RE	0.5	School-Nursery	Residential	£967,671	01-Jan-14	CALA Management Ltd
Land At Wellheads Road Farburn Industrial Estate Dyce Aberdeen	0.03	Industrial site	Industrial	£40,000	07-Mar-14	MB Air Systems Ltd
House (cornerstone) 25 Westfield Terrace Rosemount Aberdeen AB25 2RU	0.08	Group Home	Residential	£700,000	28-Mar-14	ECS Investment Property Ltd
Peterculter Area Office and staff house 102 North Deeside Road Peterculter Aberdeen AB14 0QE	0.09	Office	Residential	£430,137	03-Jul-14	Private Individual
Public Convenience Cove Road Near Post Office Aberdeen AB12 3NX	0.01	Public Convenience	Retail	£35,555	04-Sep-14	Anvil Estates Ltd
Site Of St Nicholas House Broad Street Aberdeen AB10 1BW	0.84	Office	Office/leisure development	£10,000,000	30-Dec-14	Aviva PLC
Site Of Braehead School Tarbothill Road Bridge Of Don Aberdeen AB22 8RF	0.73	Former School -Land For Future Development	Redevelopment	£1,384,160	03-Feb-15	Tulloch Homes Ltd
Causewayend Primary School and lodge Causewayend Aberdeen AB25 3TJ	0.69	School-Primary	Redevelopment	£1,800,000	13-Mar-15	Unite/LDC Holdings
Public Convenience (closed) High Street Old Aberdeen Aberdeen AB24 3HE	0	Public Convenience	Retail	£86,753	19-Aug-15	Edzell Heritable Investment Company Ltd
WESTSIDE OF CARNIE B979 City Boundary South Of Wester Ord To B9119 At Eastside SKENE WESTHILL ABERDEENSHIRE AB32 6U	74.62	Agricultural	Agricultural	£1,000,000	18-Nov-15	Private Individual
Depot 33 Richmond Street Aberdeen AB25 2T5	0.01	Depot	Redevelopment	£63,370	29-Jan-16	Private Individual
Playing Field Balgowrie Drive Playing Field Balgowrie Drive Danestone Aberdeen AB22 8AL	10.51	Playing Field	Roads	excambion	01-Jul-16	Aberdeen University
Public Convenience Victoria Street Dyce Aberdeen AB21 7BJ	0.03	Public Convenience	Retail/redevelopment	£101,243	23-Sep-16	Fleet Properties Aberdeen Ltd
16 Meadow Place Aberdeen AB24 2SL	0.03	House (other)	Residential	£140,000	06-Dec-16	Private Individual
Burnside Infant School Lodge Burnside School Lodge Mastrick Drive Aberdeen AB16 6UE	0.09	Staff House	Residential	£102,222	16-Dec-16	Private Individual
254 Queen's Road Aberdeen AB15 8DR	0.05	Hostel	Residential	£325,325	25-May-17	Morrison Campbell Estates Ltd
Flat F 45 Menzies Road ABERDEEN AB11 9AT	0.02	House (other)	Residential	£39,999	16-Jun-17	Cito Cimo Properties Ltd
Flat C 25 Claremont Street ABERDEEN AB10 6QQ	0.01	House (other)	Residential	£75,000	27-Oct-17	FFQ Developments Ltd
Manse Cottage Manse Cottage Kepplehills Aberdeen AB21 9SS	0.08	House (other)	Residential	£44,000	18-Dec-17	Private Individual
Pitmedden Industrial Estate Site 17 Dyce Aberdeen AB21 0BF	0.36	Industrial Site - (Ground Lease)	Industrial	£1,200,000	23-Mar-18	Blue Manta International Ltd
Leadside Road Community Centre and workshop 41 - 45 Leadside Road Aberdeen AB25 1RX	0.06	Community Learning Centre	Redevelopment	£350,000	21-May-18	Forbes Homes
5.29 Acres Mains Of Dyce (grazing Lease)	2.14	Land (Agricultural)	Land (Agricultural)	£56,500	18-Dec-18	Private Individual
Adoption & Fostering Team Social Work Building And Works Depot	0.01	Office	Redevelopment	£245,000	08-Mar-19	KADAMPA MEDITATION CENTRE ABERDEEN
Seaton Community Education Centre	0.07	Depot	Community Facilities	£1	11-Mar-19	Seaton Community Church
Springhill Farm	0.04	Community Centre	Community Facilities	£1	11-Mar-19	Seaton Community Church
Address	0.1	Depot	Redevelopment	£190,000	21-Mar-19	Sangster and Annand Slaters Limited
Hillswick Walk	7.6	Amenity land	Proposed use	Price	Date of Sale	Purchaser
Pittodrie Street	20.6	Amenity land	Garden ground	£230.00	28.01.2014	Private Individual
Balgownie Road	40.04	Amenity land	Garden ground	£600.00	14.03.2014	Private Individual
Clockwork Pre-school Nursery, Nigg Kirk Road	40.04	Amenity land	Garden ground	£10,000.00	01.05.2014	Private Individual
Harehill Road	558.47	Amenity land	Development	£35,000.00	20.06.2014	Clockwork Pre-school Nursery
Jesmond Road	55.8	Amenity land	Garden ground	£2,200.00	24.06.2014	Private Individual
Stockethill Way	61.4	Amenity land	Garden ground	£1,800.00	24.06.2014	Private Individual
Whitestripes Drive	54	Amenity land	Garden ground	£2,350.00	30.06.2014	Private Individual
Coull Gardens	7.57	Amenity land	Garden ground	£200.00	21.11.2014	Private Individual
Newburgh Circle	98.6	Amenity land	Garden ground	£8,000.00	13.04.2015	Private Individual
Abbey Road Torry	80.09	Amenity land	Garden ground	£2,700.00	13.08.2015	Private Individual
Kettlehills Lane	153	Amenity land	Garden ground	£4,000.00	25.08.2015	Private Individual
Orkney Avenue	22.6	Amenity land	Garden ground	£1,000.00	30.09.2015	Private Individual
Jesmond Avenue	30	Amenity land	Garden ground	£1,200.00	04.12.2015	Private Individual
South Square	37.5	Amenity land	Garden ground	£2,600.00	22.01.2016	Private Individual
Middleton Circle	28.9	Amenity land	Garden ground	£1,300.00	06.06.2016	Private Individual
Pilot Square	11	Amenity land	Garden ground	£1,000.00	28.02.2017	Private Individual
Westerton Road Cults	19.2	Amenity land	Garden ground	£900.00	31.08.2017	Private Individual
Heathvale, Cove	172.74	Amenity land	Garden ground	£7,500.00	20.09.2017	Private Individual
South Square	311	Amenity land	Garden ground	£2,000.00	16.10.2017	Private Individual
Bankhead Road	21.34	Amenity land	Garden ground	£1,000.00	31.10.2017	Private Individual
Cornhill Way	57.06	Amenity land	Garden ground	£2,000.00	12.02.2018	Private Individual
Burnbank Terrace	211.1	Amenity land	Garden ground	£7,400.00	21.02.2018	Private Individual
Pentland Crescent	35.32	Amenity land	Garden ground	£1,600.00	09.03.2018	Private Individual
South Square	45.45	Amenity land	Garden ground	£2,000.00	12.03.2018	Private Individual
Craigmaroinn Gardens	80	Amenity land	Garden ground	£3,600.00	16.05.2018	Private Individual
South Square	61.98	Amenity land	Garden ground	£3,700.00	06.07.2018	Private Individual
Great Northern Road	15.26	Amenity land	Garden ground	£700.00	23.07.2018	Private Individual
	200	Amenity land	Garden ground	£16,000.00	26.11.2018	Private Individual