

From: [Foi Enquiries](#)
To: [REDACTED]
Subject: EIR-17-0660 - Roof Replacements
Date: 24 May 2017 15:17:33
Attachments: [Further Information - Right to Review & Appeal.pdf](#)

Dear [REDACTED],

Thank you for your information request of 16 May 2017. Aberdeen City Council (ACC) has completed the necessary search for the information requested.

I am requesting information about all of the council-ordered roof replacements to tenement buildings in the Seaton district within the past 5 years. Can you please tell me the number of tenement roofs that the council has ordered to be replaced in this timer period, and which of these replacements were done on the basis of disrepair vs. a regular schedule of fixed maintenance? Which of these were in buildings that were majority-owned by the council? What were the ages of these roofs, and (if you have the information) what types of tiling were replaced (slate, tile, or concrete)? By 'tenement' I mean any majority-Council-owned residence building that contains multiple flats.

ACC is unable to provide you with information on **the number of tenement roofs that the council has ordered to be replaced in this timer period, and which of these replacements were done on the basis of disrepair vs. a regular schedule of fixed maintenance? Which of these were in buildings that were majority-owned by the council? What were the ages of these roofs, and (if you have the information) what types of tiling were replaced (slate, tile, or concrete)** 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 your request under the terms of Regulation 10(4)(b) – Manifestly Unreasonable - of the EIRs.

In making this decision ACC considered the following points:

Is the request manifestly unreasonable?

ACC is of the view that the information requested is manifestly unreasonable under the terms of the Environmental Information (Scotland) Regulations 2004 (EIRs).

The request must impose a significant burden on ACC, be manifestly unreasonable or disproportionate

ACC is of the view that providing the information requested would require a disproportionate amount of time and the diversion of an unreasonable proportion of ACC's resources away from its quantity surveying team (amongst others).

To explain this, the service has advised that it would take 1 officer approximately 21 days to search and identify jobs relevant to the time period, confirm scope of work, extract the relevant information and collate for release. Given the time involved in providing this information, ACC is of the view that this request would have an impact on the core business of the quantity surveying team.

Our quantity surveying team carry out estimates for work, process orders, monitor costs, report on costs for projects, framework procurement, advice to clients, valuations of subcontractor

work, processing payments, dealing with disputes and answering queries.

Responding to this request would take the team away from being able to effectively deal with the project work that is planned and monitoring and processing day to day work. This would also create a backlog of the framework tenders and affect how we assist the clients and contract managers.

Has ACC provided reasonable advice and assistance to the applicant?

ACC would be happy to discuss ways in which you may refine your request, so we can provide some information of interest to you. Please do contact the Information Compliance team, who will be happy to advise you, if this is something you would like to pursue.

For example, ACC may be able to provide the totals spent on roofing contractors if that would be of interest to you?

Can you please also tell me all of the council's existing plans to replace or refurbish the roofs on its majority-owned tenement buildings in the Seaton district?

We have no plans to renew tenement roofs in the Seaton area. Such work would only be done on a needs only basis.

Can you also provide me with details about Works Notices served to tenement flat owners in the Seaton district in the past 5 years? For 'works notice' I mean notices issued by the local authority (in this case ACC), which require that the property owners undertake building repairs within a set time frame, e.g. as defined in these online publications:

<http://www.gov.scot/Topics/Built-Environment/Housing/privateowners/Looking/dont/worknotice>

<http://www.gov.scot/Publications/2009/03/25154921/5>

<https://www.citizensadvice.org.uk/scotland/housing/repairs-and-improvements-s/house-repairs-statutory-notices-and-orders/>

There have been zero work notices served in the Seaton district within the last 5 years.

We hope this helps with your request.

Yours sincerely,

Grant Webster
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.

Information Compliance Team
Communications and Promotion
Office of Chief Executive
Aberdeen City Council
3rd Floor North
Business Hub 17
Marischal College
Broad Street
ABERDEEN AB10 1AQ

foienquiries@aberdeencity.gov.uk

Tel 03000 200 292

*03000 numbers are free to call if you have 'free minutes' included in your mobile call plan.
Calls from BT landlines will be charged at the local call rate of 10.24p per minute (the same as 01224s).

www.aberdeencity.gov.uk