

Freedom Of Information Request Response

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| Ref No. | FOISA-2024-13 |
| Date Received | 25/03/2025 |
| Title | Regeneration and Void Management Information |

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| Request | <p>Dear FOI Officer,</p> <p>I am writing to make a formal request under the Freedom of Information Act 2000 for the following information:</p> <p>1. Property Guardian Companies & Vacant Property Management (all property types)</p> <p>a) Selection Process: What is the process and criteria used by your organisation to select property guardian companies for managing vacant properties?</p> <p>b) Current Providers: Which property guardian companies are currently contracted or engaged by your organisation?</p> <p>c) Tendering Schedule: When is the next tendering or procurement process scheduled for property guardian services?</p> <p>d) Decision Maker:</p> <ul style="list-style-type: none">• Who is responsible for selecting property guardian companies (e.g., role/department name & email address)?• Who is in charge of overseeing the management of vacant properties (e.g., role/department name & email address)? <p>2. Vacant or Empty Sites (all property types)</p> <p>a) Current and Predicted Vacant Sites:</p> <ul style="list-style-type: none">• How many vacant or empty sites does your organisation currently own or manage?• How many sites do you predict will remain vacant or empty for one month or longer? <p>b) Costs Associated with Vacant Sites:</p> <ul style="list-style-type: none">• How much does your organisation spend per year on managing vacant/empty sites, including:<ul style="list-style-type: none">○ Business rates,○ Utilities (electricity, water, gas),○ Security (CCTV, patrols, fencing),○ Maintenance and repairs,○ Any other associated costs. <p>c) Policy on Vacant Properties: Please provide a copy of your organisation's policy or guidelines regarding the management, use, or disposal of vacant/void properties.</p> <p>3. Regeneration:</p> <ul style="list-style-type: none">• The name, job title, and contact details (email and/or phone number) of the director or lead officer |
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| | <p>responsible for regeneration, property, and housing within your organisation.</p> <ul style="list-style-type: none"> • A list of housing estates or properties within your organisation that are planned for regeneration or redevelopment within the next ten years. <p>For each estate or property identified in question 2, please provide:</p> <ol style="list-style-type: none"> a. The name and location of the estate or property. b. The estimated timeline for the regeneration or redevelopment. c. The current stage of planning or consultation (e.g., pre-consultation, planning application submitted, etc.). <p>If any of the requested information is exempt from disclosure under the Freedom of Information Act, please specify the exemption(s) applied and provide an explanation as to why it applies.</p> <p>Additional Notes</p> <ul style="list-style-type: none"> • If any information is exempt from disclosure under the FOI Act, please cite the relevant exemption(s) and provide an explanation. • I would prefer the information in electronic format (via email). If clarification is needed, please contact me promptly. <p>As per the Act, I look forward to your response within 20 working days.</p> |
| Response | <p>We acknowledge your request for information under the Freedom of Information Scotland Act (FOISA), made on 25th March 2025 where you requested information regarding regeneration and vacant property management.</p> <p>As you will be aware disclosure of information held by a public authority under the FOISA is deemed to be a disclosure to the world at large for the purposes of the public interest.</p> <p>We can confirm we do hold information relating to your request.</p> <p>We believe some of the information if disclosed under the FOISA would risk identification of individuals. Consequently, we exercise Section 38(1) – ‘Personal Data’ of the Freedom of Information (Scotland) Act 2002 under the FOISA, against disclosure of some of the requested information at this time. In addition, some of the information requested is not held by our organisation. We set out below specifically where we are applying the exemption or where information is not held – please see our responses in red.</p> |

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| | <p>1. Property Guardian Companies & Vacant Property Management (all property types) We do not use Guardian companies</p> <p>a) Selection Process: What is the process and criteria used by your organisation to select property guardian companies for managing vacant properties? As above</p> <p>b) Current Providers: Which property guardian companies are currently contracted or engaged by your organisation? As above</p> <p>c) Tendering Schedule: When is the next tendering or procurement process scheduled for property guardian services? As above</p> <p>d) Decision Maker:</p> <ul style="list-style-type: none"> Who is responsible for selecting property guardian companies (e.g., role/department name & email address)? As above Who is in charge of overseeing the management of vacant properties (e.g., role/department name & email address)? We believe that this information risks identifying individuals, and so we exercise Section 38(1) – ‘Personal Data’ of the Freedom of Information (Scotland) Act 2002 under the FOISA, against disclosure <p>2. Vacant or Empty Sites (all property types)</p> <p>a) Current and Predicted Vacant Sites:</p> <ul style="list-style-type: none"> How many vacant or empty sites does your organisation currently own or manage? 4 vacant properties How many sites do you predict will remain vacant or empty for one month or longer? 2 <p>b) Costs Associated with Vacant Sites:</p> <ul style="list-style-type: none"> How much does your organisation spend per year on managing vacant/empty sites, including: Unable to quantify, these records are not held <ul style="list-style-type: none"> Business rates, Utilities (electricity, water, gas), Security (CCTV, patrols, fencing), Maintenance and repairs, Any other associated costs. <p>c) Policy on Vacant Properties: Please provide a copy of your organisation’s policy or guidelines regarding the management, use, or disposal of vacant/void properties. Here is a link to our Void Management Policy on our website - Void Management Policy - Riverside Scotland. We have also included the URL - https://www.riversidescotland.org.uk/about-us/our-policies/void-management-policy/</p> <p>3. Regeneration:</p> <ul style="list-style-type: none"> The name, job title, and contact details (email and/or phone number) of the director or lead officer |
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responsible for regeneration, property, and housing within your organisation. We believe that this information risks identifying individuals, and so we exercise Section 38(1) – ‘Personal Data’ of the Freedom of Information (Scotland) Act 2002 under the FOISA, against disclosure

- A list of housing estates or properties within your organisation that are planned for regeneration or redevelopment within the next ten years. Pennyburn estate - currently retrofit regeneration works being planned.

For each estate or property identified in question 2, please provide:

- a. The name and location of the estate or property. 2 on Dumfries Estate, 2 in Bourtreehill
- b. The estimated timeline for the regeneration or redevelopment. Bourtreehill properties within 1 month, information not held for Dumfries Estate
- c. The current stage of planning or consultation (e.g., pre-consultation, planning application submitted, etc.). Information not currently held

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within 40 days of the date of receipt of your original response and should be forwarded to: foi@riverside.org.uk

However, if you are not content with the outcome of the internal review, you have the right to apply directly to the Scottish Information Commissioner for a decision via the following details:

Email

enquiries@itspublicknowledge.info

Post

Scottish Information Commissioner
Kinburn Castle
Doubledykes Road
St Andrews
Fife
KY16 9DS

Telephone

01334 464610

Kind regards,

FOI Team
The Riverside Group