8 August 2018

FREEDOM OF INFORMATION REQUEST – 1037/18

Dear Sir/Madam

Your request for information has now been considered and the information requested is provided below.

Request / Response:

I would like to know a full list of Vacant Properties held by your organisation and any of its subsidiaries.

If possible their market value for sale or to let, whether they would be considered for a community asset transfer, if not then whether they are for sale or to let. In a clear and easy to read format. It would be supportive if the property is for sale or to let that it is listed on here too: https://e-pims.cabinetoffice.gov.uk/government-property-finder/Home.aspx and that you inform us of this intention or such listing in the request.

In the previous case in Voyias v IC and LB Camden (EA/201v1/0007), the requesters asked for substantially similar information, and the judge favoured disclosure. I appreciate the circumstances here are quite different, but the same principles should apply.

I understand there is a risk that your empty properties would be targeted by squatters should this the list of empty properties be public, but this is a very slim risk. The prejudice to law enforcement should be real, likely and substantial, as per Hogan v the ICO and Oxford City Council. I can assure you that my request is not sent in order to cause trouble for the authority, it is predominantly for my own research, with publication as part of campaigning materials. I am concerned at the sale of public assets, not a not an advocate for their illegal occupation. I would also say that I cannot imagine the disclosure of this list of properties to significantly affect a squatting problem that pre-existed my interest in the organisation. Overall the prejudice to law enforcement is very slim, and not severe. Since 12 months will be the time that this information will be released onto this site, unless others request this information separately. The requester is not liable for any issues that may arise in between or after.

It is in the public interest and transparency that this information is made publicly available under the public sector duty under the equality act allowing people to know of this information and make use of it under the Community Asset Transfer scheme and under the Human Rights Act Article 11 enabling the community to gather and make decisions on the allocation of such assets.
Current List of Vacant Units as at 18th July 2018
All units at the Oakham Enterprise Park (OEP) and Pit Lane, Ketton even if occupied as storage units are subject to VAT. Ashwell Business Units do not get charged VAT. All units including small stores are subject to NNDR unless tenants can apply for small business rate relief.

- Unit 3 Pit Lane, Ketton – 990 Sq ft approx. (91.99 sq m) : Rent £6,200+VAT p.a +VAT : Service charge Estimate £200+VAT p.a. (Workshop)
  Under Offer

- 5&5A Ashwell Business Units – 472 sq ft approx. (43.9 sq m) ; Rent £3000 p.a : Service charge £1500 p.a Insurance recharged (Office)
  Under Offer

- Unit 6 Ashwell Business Units – 182 sq ft approx. (16.9 sq m) : Rent £1350 p.a : Service Charge £550 p.a. Insurance recharged (Office)
  Interest awaiting 1 x application and 1 x viewing

- Unit 5i, OEP – 1740 sq ft (161.7 sq m) : Rent £15,000 p.a : Service Charge £1500 p.a (Workshop)

- Unit 5L, OEP – 436 sq ft (40.5 sq m) : Rent £2000 p.a : Service Charge £500 p.a (Workshop)

- Unit 8A, OEP – 1930 sq ft approx. (179.3 sq m) : Rent £8200 p.a : Service Charge £1900 p.a (Workshop with office)

- Unit 15, OEP Yard – 1400 sq ft approx. (130 sq m) : Rent £1750 p.a : Service Charge £200 p.a - (Outdoor storage compound)
  Application Received and being processed

- Unit 22, OEP – 2066 sq ft approx. (191.97 sq m) : Rent £16,000 p.a : Service Charge £2000 p.a. (Standalone offices)
  Application Received and being processed.

- 23b Suite 3, OEP – 205 sq ft approx (19.04 sq m) : Rent £1950 p.a : Service Charge £210 p.a. (Office)– Under offer

- 23B Suite 2, OEP – 205 sq ft approx. (19.0 sq m) : Rent £1950 p.a : Service Charge £210 p.a – (Office)
  Application received and being processed but unit not available until 1st September
• 23B Suite 4, OEP – 355 sq ft approx. (32.9 sq m) : Rent £3500p.a : Service Charge £400 p.a – Office
  Available from 1st September

• 23B Store 7, OEP – 75 sq ft approx. (6.96 sq m) : Rent £560p.a : Service Charge £80p.a - Store
  Available from 1st August

• Unit 24, OEP – 640 sq ft approx (59.5 sq m) : Rent £6100p.a : Service Charge : £650 p.a . – Standalone Office

• Unit 16A Suite 19, OEP – 155 sq ft approx. (14.4 sq m) : Rent £1500p.a : Service Charge £225p.a – (Office)
  Available from 1st August

• Unit 16 A Suite 10, OEP - 298 sq ft approx. (27.7 sq m) : Rent £2675 p.a : Service Charge £ 300 p.a . – (Office)
  Under Offer

• Unit 16A Suite 9, OEP – 150 sq ft approx. (13.93 sq m) : Rent £1500 p.a : Service Charge : £200 p.a. (Office)

• Unit 16A Suite 8, OEP – 239 sq ft approx. (22.2 sq m) : Rent £ 2340 : Service Charge £ 240 p.a – 
  (Office) Available date TBC

• Unit 1j, OEP – 127 sq ft approx. (11.7 sq m) : Rent £ 1000 p.a : Service Charge £ 130 p.a . (Store)

• Unit 1K, OEP – 135 sq ft approx. (12.54 sqm) : Rent £1000p.a : Service Charge £130 p.a (Store)

• Unit 1D, OEP – 39 sq ft approx. (3.62 sq m) : Rent £300p.a : Service Charge £50 p.a (Store)

• Unit 7e, OEP – 32 sq ft approx. (3 sq m) : Rent £ 250 p.a : Service Charge £ 0 : 
  NNDR payable 17/18 £ 76 p.a – 
  (Store) Application received and being processed

• Unit 16A suite 16 OEP – 161 sq ft approx (14.96 sq m) : Rent £1,600pa (1,280pa) : Service Charge £160 pa –
Available from 1st September

If you are dissatisfied with the handling of your request please contact the Head of Corporate Governance, Rutland County Council, Catmose, Oakham, Rutland LE15 6HP
You can also complain to the Information Commissioner at:

The Information Commissioner's Office
Wycliffe House, Water lane
Wilmslow, Cheshire
SK9 5AF
Tel: 01625 545700

Yours faithfully

FOI Administrator
Business Support Team
Rutland County Council