

Northern Lighthouse Board

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13th January 2010

Dear XX

Freedom of Information Act 2000 – Request for Information

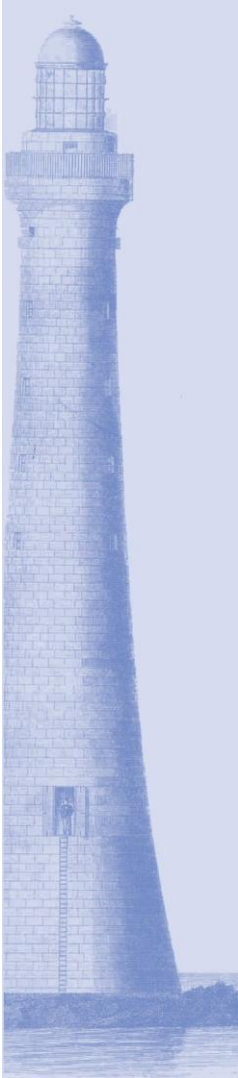
Thank you for your letter of the 7th December 2009 requesting information about the disposal of surplus Northern Lighthouse Buildings.

Your Questions:

I would be grateful if you could provide me with the following:

1. A definitive list of buildings that the Northern Lighthouse Board (NLB) have sold off between 01/01/1990 to 07/12/2009.
2. The approximate dates (within a month either way of the Entry Date) that each building was sold by the NLB.
3. The amount each building was sold for by the NLB.
4. A list of the remaining lighthouse properties owned, leased or managed by the NLB, that are currently laying empty and or unused.
5. A list of any buildings due for disposal by the NLB within the next 12 months.

Your request has now been considered and our response is attached.



In order to answer question 2 for the period 01/01/1990 to 31/08/1999 would require us to locate individual property files that are held in archive and stored off-site. We would then need to go through the files individually to retrieve and extract the information you are requesting. Individual property files for the entire period you are requesting would need to be reviewed in order to answer question 3.

Section 12(1) of the Freedom of Information Act 2000 makes provision for public authorities to refuse requests for information where the cost of dealing with them is estimated to exceed the 'appropriate limit'. The appropriate limit, as prescribed by the Freedom of Information and Data Protection (Appropriate Limit and Fees) Regulations 2004, is £600 for Central Government, with staff costs calculated at a rate of £25 per hour. When calculating whether the appropriate limit is exceeded, authorities can take account of the costs of determining whether the information is held, locating and retrieving the information, and extracting the information from other documents. I estimate that it will take us in excess of the appropriate limit to comply with question 2 for the period 01/01/1990 to 31/08/1999 and question 3 in its entirety and therefore those parts of your request will not be processed further. A full breakdown of Section 12 of the Act can be found in Annex B.

However, we would like to provide you with as much information as possible and in responding to question 2, we are able to provide the financial year in which the properties were sold for the period 01/01/1990 to 31/08/1999 (which I have included). For question 3, we can provide the 'net' sale price of each property. The 'net' figure is the sale price after any legal costs etc. have been deducted. If that information would satisfy your requirement please let me know and I will progress its collation. Alternatively, if you narrow the scope of your request, we may be able to provide the information free of charge because it would cost less than the appropriate limit to do so, although I cannot guarantee that this will be the case. If you decide to re-formulate your questions, your request will be treated as a fresh enquiry.

The information we can provide in response to your request can be found in Annex A.

If you are unhappy with the way the Northern Lighthouse Board has handled your request, you have the right to ask for an internal review. Requests for internal reviews should be submitted within two months of the date of this letter and should be addressed to:

The Commercial Manager
Northern Lighthouse Board
84 George Street
Edinburgh
EH2 3DA

Initially the Commercial Manager will review the case with a further review being conducted by the Director Finance.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at:

Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF
www.ico.gov.uk

In keeping with the spirit and effect of the Freedom of Information Act, all information is assumed to be releasable to the public unless exempt. The Northern Lighthouse Board will, therefore be publishing the information you requested on www.nlb.org.uk

Yours sincerely

Suzie Bruce
Compliance Officer
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Annex A

Questions 1 & 2

1. A definitive list of buildings that the Northern Lighthouse Board (NLB) have sold off between 01/01/1990 to 07/12/2009.
2. The approximate dates (within a month either way of the Entry Date) that each building was sold by the NLB.

Note: A 'shore-station' is a domestic property that serves as accommodation.

<u>Financial year/Month of Sale</u>	<u>Location</u>	<u>Description</u>
Between 1st Apr 1990 and 31st Mar 1991	Ailsa Craig Lighthouse	Non- operational property
Between 1st Apr 1990 and 31st Mar 1991	Neist Point Lighthouse	Non- operational property
Between 1st Apr 1990 and 31st Mar 1991	Pladda Lighthouse	Non- operational property
Between 1st Apr 1990 and 31st Mar 1991	Salvesen Crescent, Edinburgh	Former shore-station (2 properties)
Between 1st Apr 1990 and 31st Mar 1991	Girvan, Ayrshire	Former shore-station (3 properties)
Between 1st Apr 1990 and 31st Mar 1991	Bridge Road, Portree	Former shore-station (3 properties)
Between 1st Apr 1991 and 31st Mar 1992	Girdle Ness Lighthouse	Non- operational property
Between 1st Apr 1991 and 31st Mar 1992	Bridge Road ,Portree	Former shore-station (1 property)
Between 1st Apr 1991 and 31st Mar 1992	Burra Firth, Unst	Former shore-station (4 properties)
Between 1st Apr 1991 and 31st Mar 1992	Campbeltown,Argyll	Former shore-station (1 property)
Between 1st Apr 1991 and 31st Mar 1992	Cantick Head Lighthouse	Non- operational property
Between 1st Apr 1991 and 31st Mar 1992	Copinsay Lighthouse	Non- operational property
Between 1st Apr 1991 and 31st Mar 1992	Marsco Place, Portree	Former shore-station (2 properties)
Between 1st Apr 1991 and 31st Mar 1992	Turnberry Lighthouse	Non- operational property
Between 1st Apr 1991 and 31st Mar 1992	Killantringan Lighthouse	Non- operational property
Between 1st Apr 1992 and 31st Mar 1993	Dunnet Head Lighthouse	Non- operational property
Between 1st Apr 1992 and 31st Mar 1993	Sumburgh Head Lighthouse	Non- operational property
Between 1st Apr 1992 and 31st Mar 1993	Campbeltown, Argyll	Former shore-station (3 properties)
Between 1st Apr 1992 and 31st Mar 1993	Park Lane, Portree	House Site
Between 1st Apr 1992 and 31st Mar 1993	Birch Drive, Portree	Former shore-station (3 properties)
Between 1st Apr 1992 and 31st Mar 1993	Pulpit Hill, Oban	Former shore-station (3 properties)

<u>Financial year/Month of Sale</u>	<u>Location</u>	<u>Description</u>
Between 1st Apr 1993 and 31st Mar 1994	Pulpit Hill,Oban	Former shore-station (1 property)
Between 1st Apr 1993 and 31st Mar 1994	Maughold Head Lighthouse	Non- operational property
Between 1st Apr 1993 and 31st Mar 1994	Point of Ayre Lighthouse	Non- operational property
Between 1st Apr 1993 and 31st Mar 1994	Birch Drive, Portree	Former shore-station (1 property)
Between 1st Apr 1993 and 31st Mar 1994	Pulpit Hill,Oban	House Site
Between 1st Apr 1994 and 31st Mar 1995	Kinnaird Head Lighthouse	Redundant Tower and non- operational property
Between 1st Apr 1994 and 31st Mar 1995	St Abbs Head Lighthouse	Non- operational property
Between 1st Apr 1994 and 31st Mar 1995	Salvesen Crescent,Edinburgh	Former shore-station (3 properties)
Between 1st Apr 1994 and 31st Mar 1995	Pulpit Hill, Oban	Former shore-station (5 properties)
Between 1st Apr 1994 and 31st Mar 1995	Lerwick, Shetland	Former shore-station (1 properties)
Between 1st Apr 1994 and 31st Mar 1995	Port St Mary, Isle of Man	Former shore-station (4 properties)
Between 1st Apr 1995 and 31st Mar 1996	Bressay Lighthouse	Non- operational property
Between 1st Apr 1995 and 31st Mar 1996	Corsewall Lighthouse	Non- operational property
Between 1st Apr 1995 and 31st Mar 1996	Salvesen Crescent,Edinburgh	Former shore-station (1 property)
Between 1st Apr 1995 and 31st Mar 1996	Pulpit Hill, Oban	Former shore-station (3 properties)
Between 1st Apr 1995 and 31st Mar 1996	Back Road, Stromness	Former shore-station (8 properties)
Between 1st Apr 1996 and 31st Mar 1997	Pulpit Hill, Oban	Former shore-station (1 property)
Apr-97	Langness Lighthouse	Non- operational property
Between 1st Apr 1997 and 31st Mar 1998	Pulpit Hill, Oban	Former shore-station (4 properties)
Between 1st Apr 1997 and 31st Mar 1998	Back Road, Stromness	Former shore-station (4 properties)
Between 1st Apr 1998 and 31st Mar 1999	Pulpit Hill, Oban	Former shore-station (1 property)
Between 1st Apr 1998 and 31st Mar 1999	Salvesen Crescent,Edinburgh	Former shore-station (3 properties)
Between 1st Apr 1998 and 31st Mar 1999	Lerwick, Shetland	Former shore-station (1 property)

<u>Financial year/Month of Sale</u>	<u>Location</u>	<u>Description</u>
Sep-99	Storekeepers House, Stromness	Storekeepers House, Stromness
Oct-99	Fair Isle South Lighthouse	Non- operational property
Jul-99	Burrafirth, Unst	Former Boatman's Cottage
Aug-99	Strathy Point Lighthouse	Non- operational property
Sep-00	John O'Groats	Store
Feb-04	North Ronaldsay Lighthouse	Non- operational property
Mar-04	Stromness Depot	Stromness Depot
Feb-06	Salvesen Crescent, Edinburgh	8 Garages
Jul-06	Holburn Head Lighthouse	Redundant Lighthouse and attached accommodation
Jul-06	Barns Ness Lighthouse	Redundant Tower and outhouse
Jul-06	Pulpit Hill, Oban	6 Garages
Mar-07	Holburn Head Lighthouse	Principal Lightkeeper's House
Mar-09	Mull of Kintyre Lighthouse	Fog Signal Buildings
Mar-09	Killantringan Lighthouse	Redundant Tower and engineroom
Jun-09	Ruvaal Lighthouse	Non- operational property
Aug-09	Cromarty Lighthouse	Redundant Tower and Bothy

Questions 4 & 5

4. A list of the remaining lighthouse properties owned, leased or managed by the NLB, that are currently laying empty and or unused.

<u>LOCATION</u>	<u>DESCRIPTION OF PROPERTY</u>
Barra Head Lighthouse	Land and former Lightkeepers accommodation
Buchan Ness Lighthouse	Redundant Fog Signal building
Butt of Lewis Lighthouse	Former Lightkeepers accommodation and redundant non-operational buildings.
Calf of Man Lighthouse	Redundant tower and Lightkeepers accommodation.
Cape Wrath Lighthouse	58 acres of Land with some redundant outbuildings
Fair Isle South Lighthouse	Redundant Fog Signal Building
Isle of May Lighthouse	Former Beacon House (circa 1635)
Mull of Galloway Lighthouse	Former Store at East Tarbet (derelict)
Out Skerries	Former Boathouse and Store
Ratray Head Lighthouse	Former Garage and Storeroom
Tod Head Lighthouse	Lighthouse and former engine room now redundant

5. A list of any buildings due for disposal by the NLB within the next 12 months.

The Northern Lighthouse Board currently has no specific plans to sell lighthouse properties within the next 12 months.

Annex B

Freedom of Information Act 2000

Section 12. Exemption where cost of compliance exceeds appropriate limit

- (1) Section 1(1) does not oblige a public authority to comply with a request for information if the authority estimates that the cost of complying with the request would exceed the appropriate limit.
- (2) Subsection (1) does not exempt the public authority from its obligation to comply with paragraph (a) of section 1(1) unless the estimated cost of complying with that paragraph alone would exceed the appropriate limit.
- (3) In subsections (1) and (2) “the appropriate limit” means such amount as may be prescribed, and different amounts may be prescribed in relation to different cases.
- (4) The Secretary of State may by regulations provide that, in such circumstances as may be prescribed, where two or more requests for information are made to a public authority—
 - (a) by one person, or
 - (b) by different persons who appear to the public authority to be acting in concert or in pursuance of a campaign,the estimated cost of complying with any of the requests is to be taken to be the estimated total cost of complying with all of them.
- (5) The Secretary of State may by regulations make provision for the purposes of this section as to the costs to be estimated and as to the manner in which they are to be estimated.