



From mountain to sea

Do Aberdeenshire Council Buy Open Market Properties?

February 2023



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Aberdeenshire council do on occasion purchase properties from the open market where there is an identified need for a particular property type in that location, where there is funding available and the property represents value for money.

What is the criteria?

There are several reasons why the council might buy a property, these are:

1. An identified need for this type and size of property.
2. The purchase of the property represents value for money for the Council.
3. Where purchase of the property will enable the Council to take complete or majority ownership of the block. This makes communal repairs easier to complete.
4. The property has been adapted, or can be cost effectively adapted, for people with particular needs e.g. wheelchair users.
5. Properties in areas identified for regeneration.

What information will I need to give to the Council?

If your property is presently being sold on the open market.

- Details of the Estate Agent selling your property
- A copy of the Home Report
- An Energy Performance Certificate (EPC).

If your property is not presently being sold on the open market.

- Complete the Owners Property Questionnaire form including providing some photos. A copy of this form can be obtained by emailing openmarketpurchases@aberdeenshire.gov.uk
- Please note we may ask you to provide an open market valuation or Home Report from a RICS approved chartered surveyor at your own cost. We will advise you if this is required.

Does the Council require access to view the property?

Yes, there are a number of surveys we require to carry out before a decision can be made. The following surveys and safety checks are required:

1. Scottish Housing Quality Standards (SHQS).
2. Electrical Safety Check.
3. Gas Safety Check (if applicable).
4. Structural Survey (if applicable).
5. Woodworm Survey (if applicable).

Why are additional surveys required?

The Council provide affordable housing and as such must work to a standard for the social housing sector, which is different from the private sector. To ensure affordability and represent value for money, any items highlighted by the surveys will be costed allowing the Council to make a decision as to whether or not to make an offer and purchase the property..

How long before a decision is made as to whether the Council will buy my property?

Once all the documentation and surveys are complete, a decision will be made soon after. If there are any delays in making a decision the owner will be contacted and made aware.

Are the Council under an obligation to purchase my property?

Aberdeenshire Council are under no obligation to purchase your property. You can market your property for sale while the Council considers your application for purchase if you wish to do so.

Will the Council purchase my property with a sitting tenant?

No, the Council are unable to purchase your property if you have a sitting tenant. We will only consider properties that are not currently being rented out.

Can the council purchase my property and rent it back to me?

No, the Council are unable to purchase a property to rent back to the owner.

Contact Details



For more information, please contact:

openmarketpurchases@aberdeenshire.gov.uk

Development Officer - Affordable Housing

Tel: 01467 534685

Tel: 01467 539457

Tel: 01467 533027