

ABERDEEN CITY COUNCIL

Town House,  
ABERDEEN, 2 July 2025

MINUTE OF MEETING OF ABERDEEN CITY COUNCIL

Sederunt:

Lord Provost David Cameron, Chairperson;  
Depute Provost Steve Delaney; and

COUNCILLORS

GILLIAN AL-SAMARAI  
NURUL HOQUE ALI  
CHRISTIAN ALLARD  
ALISON ALPHONSE  
KATE BLAKE  
JENNIFER BONSELL  
MARIE BOULTON  
RICHARD BROOKS  
DESMOND BUCHANAN  
HAZEL CAMERON  
DONNA CLARK  
JOHN COOKE  
NEIL COPLAND  
WILLIAM CORMIE  
BARNEY CROCKETT  
SARAH CROSS  
DEREK DAVIDSON  
LEE FAIRFULL  
EMMA FARQUHAR  
GORDON GRAHAM  
ROSS GRANT  
MARTIN GREIG

DELL HENRICKSON  
RYAN HOUGHTON  
MICHAEL HUTCHISON  
MICHAEL KUSZNIR  
GRAEME LAWRENCE  
SANDRA MACDONALD  
NEIL MacGREGOR  
ALEXANDER McLELLAN  
KEN McLEOD  
CIARAN McRAE  
M. TAUQEER MALIK  
DUNCAN MASSEY  
JESSICA MENNIE  
ALEX NICOLL  
MIRANDA RADLEY  
KAIRIN VAN SWEEDEN  
LYNN THOMSON  
DEENA TISSERA  
SIMON WATSON  
and  
IAN YUILL

Lord Provost David Cameron, in the Chair.

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

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## **DETERMINATION OF EXEMPT BUSINESS**

1. Councillor Watson moved as a procedural motion, seconded by Councillor Tissera:-

That the Council consider item 11.1 (Energy Transition Zone - Land at St Fittick's Park & Doonies) in public.

On a division, there voted:-

For the procedural motion (21) - Councillors Ali, Blake, Bonsell, Boulton, Brooks, Crockett, Cross, Farquhar, Graham, Grant, Houghton, Kuszniir, Lawrence, Macdonald, McLeod, Malik, Massey, Nicoll, Thomson, Tissera and Watson.

Against the procedural motion (23) - Lord Provost; Depute Provost; and Councillors Al-Samarai, Allard, Alphonse, Buchanan, Hazel Cameron, Clark, Cooke, Copland, Cormie, Davidson, Fairfull, Greig, Henrickson, Hutchison, MacGregor, McLellan, McRae, Mennie, Radley, van Sweeden and Yuill.

### **The Council resolved:-**

- (i) to reject the procedural motion; and
- (ii) in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, to exclude the press and public from the meeting during consideration of item 11.1 so as to avoid disclosure of exempt information of the class described in paragraph 9 of Schedule 7A of the Act.

## **DECLARATIONS OF INTEREST AND TRANSPARENCY STATEMENTS**

2. Councillor McRae advised that he had a connection in relation to item 9.5 (Community Planning Aberdeen Annual Outcome Improvement Report 2024/25 and Locality Plan Annual Reports for North, South and Central 2024/25) as a member of the Scottish Ambulance Service Naloxone Working Group in Aberdeen, however having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.

Councillor Yuill advised that he had a connection in relation items 9.4 (Aberdeen City Population Needs Assessment 2025) and 9.5 as the Council's appointed member of the Board of NHS Grampian, however having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.

Councillors Fairfull, Greig and Henrickson advised that they had a connection in relation to item 10.1 (Notice of Motion by Councillor Boulton) by reason of being Council appointed members of the Board of Aberdeen Performing Arts, however having applied the objective test they did not consider that they had an interest and would not be withdrawing from the meeting.

Councillor Houghton advised that he had a connection in relation to item 9.4 by reason of his wife being a doctor employed by NHS Grampian, however having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.

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Councillor Grant advised that he had a connection in relation to item 10.6 (Notice of Motion by Councillor Bonsell) by reason of his employment by Aberdeen Inspired and specifically his role of Project Manager for NuArt, however having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.

Councillors Cooke, Greig and Malik advised that they had a connection in relation items 9.4 and 9.5 as members of the Integration Joint Board, however having applied the objective test they did not consider that they had an interest and would not be withdrawing from the meeting.

Councillor Thomson advised that she had a connection in relation to items 9.4 and 9.5 by reason of her employment by NHS Grampian, however having applied the objective test she did not consider that she had an interest and would not be withdrawing from the meeting.

Councillor Fairfull advised that she had connections in relation to items 9.4 and 9.5 as a member of the Integration Joint Board and by reason of close family members working for NHS Grampian, however having applied the objective test she did not consider that she had an interest and would not be withdrawing from the meeting.

## DEPUTATIONS

3. (A) The Council received a deputation from Dr Ishbel Shand in relation to agenda item 11.1 - Energy Transition Zone - Land at St Fittick's Park & Doonies - CFS/25/171.

Dr Shand noted that she was speaking at a disadvantage given that the report was not available to the public and the Council was using paragraph 9 of the Local Government (Scotland) Act 1973 as the reason to exclude the press and public. She feared the report would be nodded through on party political lines and the public would have to resort to Freedom of Information and legal action to find out what happened.

Dr Shand emphasised that elected members had the power, not the Port of Aberdeen, Opportunity North East or Sir Ian Wood. She did not believe that the appropriation of Torry's green spaces was about combating climate change, creating jobs, benefitting deprived communities or enhancing the biodiversity of a public park; she felt it was a clumsy attempt at "putting lipstick on a pig".

Dr Shand provided an overview of the history in relation to the matter, with a perceived shifting narrative from providing economic growth to responding to a climate emergency - however the end result was still the same, a land grab. Dr Shand believed that the Port of Aberdeen and ETZ Ltd had persuaded the Council that sacrificing Torry's green spaces would make Aberdeen the energy capital of Europe, however nobody was champing at the bit to build factories and industrial units on the land in question. She added that the harsh reality was that while other ports in Scotland, like Invergordon and Leith, were preparing for the future, Aberdeen had been desperately trying to maintain the status quo.

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Dr Shand highlighted that the city had a lot of highly educated people and they should be involved in the process. She believed that the current plan was scientifically illiterate and depended on massive public subsidies, and that poor outcomes had resulted from a lack of democracy in Aberdeen. Dr Shand emphasised that public scrutiny had been denied and the people responsible had not been held accountable and today's discussion looked to perpetuate that pattern.

Dr Shand asked the Council to instil its legal team to put in place stringent and enforceable legal protections to protect the public interest and the public purse from exploitation from private interest, and that the officer report and any decisions taken today be made public.

**At this juncture, Councillor Allard advised that he had a connection by virtue of being the Council appointed member of the Board of Opportunity North East, however having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.**

The Council asked questions of Dr Shand and thanked her for her deputation.

(B) The Council next received a deputation from Richard Caie, also in relation to agenda item 11.1

Mr Caie advised that he was a resident of Torry, he was retired but volunteered as a walk leader of Social Walks in Torry - they walked every Friday morning around the bay and St Fittick's Park in particular. He added that it was a beautiful area, with a number of paths and trails and it was teeming with wildlife - the thought of the area being concreted over was absolutely terrible.

Mr Caie stated that the group had recently met with a group of indigenous people from Peru, known as Wampis, who had been touring the UK. They had lunch with them and walked round the park together and realised that they shared a great deal of commonality - the Wampis' forests were being destroyed by miners, road infrastructure was being built and so on. He noted the similarities with St Fittick's Park in terms of outside interests and land being offered up to big business ahead of the interests of the local community.

Mr Caie advised that the Council had recently published a report which outlined the benefits of green spaces - it was well known that green spaces provided tremendous benefits to people in terms of health and wellbeing. He noted that three-quarters of the respondents to the report asked for parks to be more wild, not manicured spaces such as Duthie Park. He emphasised that St Fittick's Park was a wild space, however it was only 10 minutes from the city centre and he believed no other city would industrialise such a space. Mr Caie considered that the city had enough industrial space already, some of which was currently lying empty. He noted that things were done to Torry; not with Torry.

Mr Caie highlighted that elected members were in charge of planning - the new harbour had been planned for many years, however only now were efforts being made to improve the Coast Road, although even more heavy goods vehicles would be going

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through Torry due to works at the railway bridge. He concluded that it was not too late for the Council to change its mind about leasing St Fittick's Park - areas being removed from the Local Development Plan was not without precedent. He invited elected members to visit the area and join one of the weekly walks.

**At this juncture, Councillor Yuill advised that he had a connection by virtue of being a distant relative of Mr Caie, however having applied the objective test he did not consider that he had an interest and would not be withdrawing from the meeting.**

The Council asked questions of Mr Caie and thanked him for his deputation.

(C) Lastly, the Council received a deputation from Scott Herrett, also in relation to agenda item 11.1.

Mr Herrett advised that he lived and worked in Torry as a Just Transition Organiser for Friends of the Earth Scotland, and his role was to make sure communities were at the heart of decision making, particularly in Aberdeen away from the oil and gas industry.

Mr Herrett stated that he did not know what he was speaking to given that there was a shroud of secrecy surrounding the report. He referred to the vote at the start of the meeting and could not understand why it appeared to be along party political lines and questioned the motivations of elected members. He stressed that any decision about St Fittick's Park should be made in public - there was no consent to the proposals in Torry and he considered that the very foundations of democracy had been eroded.

Mr Herrett emphasised that the proposals were completely unsuitable for the space at St Fittick's Park, particularly with regard to flooding, and questioned whether there was any evidence regarding jobs and how they would be delivered - he noted that there was certainly no evidence in the public realm.

Mr Herrett concluded by reading a poem about St Fittick's Park which had been composed by a writer following interviews with a number of people involved in the campaign.

**At this juncture, Councillors Yuill and Thomson advised that they had a connection by reason of their membership of Friends of the Earth Scotland, however having applied the objective test they did not consider that they had an interest and would not be withdrawing from the meeting.**

**Councillor Blake advised that she had a connection as a member and volunteer with Aberdeen Climate Action, however having applied the objective test she did not consider that she had an interest and would not be withdrawing from the meeting.**

The Council asked questions of Mr Herrett and thanked him for his deputation.

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#### **MINUTE OF MEETING OF ABERDEEN CITY COUNCIL OF 16 APRIL 2025**

4. The Council had before it the minute of meeting of Aberdeen City Council of 16 April 2025.

**The Council resolved:-**  
to approve the minute.

#### **MINUTE OF RECONVENED MEETING OF ABERDEEN CITY COUNCIL OF 28 APRIL 2025**

5. The Council had before it the minute of the reconvened meeting of Aberdeen City Council of 28 April 2025.

**The Council resolved:-**  
to approve the minute.

#### **MINUTE OF SPECIAL MEETING OF ABERDEEN CITY COUNCIL OF 28 APRIL 2025**

6. The Council had before it the minute of the special meeting of Aberdeen City Council of 28 April 2025.

**The Council resolved:-**  
to approve the minute.

#### **MINUTE OF SPECIAL MEETING OF ABERDEEN CITY COUNCIL OF 12 JUNE 2025**

7. The Council had before it the minute of the special meeting of Aberdeen City Council of 12 June 2025.

**The Council resolved:-**  
to approve the minute subject to noting:-

- that prior to Councillor McLellan moving a procedural motion in terms of Standing Order 31.1, the Lord Provost had indicated that Councillor Brooks was next on his list of speakers in terms of debate, however Councillor Brooks was unable to speak as a result of the procedural motion having been moved and adopted; and
- that in relation to dissent being recorded after the substantive vote, that the Lord Provost had ended the meeting and therefore dissent could not be recorded.

#### **COUNCIL BUSINESS PLANNER**

8. The Council had before it the business planner as prepared by the Chief Officer - Governance.

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**The Council resolved:-**

- (i) to note that the Chief Officer - Strategic Place Planning would check, in terms of item 25 - Revised Council Climate Change Plan, whether the new Framework for Local Authorities Climate Change Plans had been published by Environmental Standards Scotland and when the report would be submitted to Council, and provide an update to Members accordingly; and
- (ii) to otherwise note the business planner.

**ABERDEEN LOCAL DEVELOPMENT PLAN - EVIDENCE REPORT - CR&E/25/165**

9. The Council had before it a report by the Chief Officer - Strategic Place Planning which informed of the work undertaken to prepare the Evidence Report for the Local Development Plan 2028, and requested approval to send the Evidence Report to Scottish Ministers for consideration through the Gate Check process.

**The report recommended:-**

that the Council -

- (a) instruct the Chief Officer - Strategic Place Planning to submit the Evidence Report (Appendix 1), and appropriate supporting documentation, to Scottish Ministers, subject to any necessary minor drafting changes to satisfy the requirements of the Gate Check process;
- (b) note the outcome of the engagement undertaken on the Evidence Report Topic Papers and, in particular, the areas of agreement and the remaining disputes, as summarised in paragraphs 3.10 to 3.12 of the report and Sections 5 and 7 of Appendix 1;
- (c) instruct the Chief Officer - Strategic Place Planning to publish the Evidence Report (Appendix 1) and other technical background documents (subject to any necessary minor drafting changes) (Appendices 2 to 4) which would support the development of the Proposed Local Development Plan on the Council's website as soon as practicable;
- (d) noting the content of Appendix 4 - Play Sufficiency Assessment, and recognising that play is not only important to children, but to well-being throughout life, instruct the Chief Executive to refresh the existing Aberdeen Play Strategy 2018 to better emphasise the importance of play from birth to old age, and refer the draft objectives of the refreshed strategy to the 2026/27 budget setting process, alongside any other relevant information on open space provision;
- (e) authorise the Chief Officer - Strategic Place Planning to respond to any requests for further information or clarification issued by the Planning and Environmental Appeals Division of the Scottish Government during the course of the Gate Check; and
- (f) authorise the Chief Officer - Strategic Place Planning to make any technical amendments to the Evidence Report and supporting documents as a result of the Gate Check process.

**The Council resolved:-**

to approve the recommendations.

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## COMMITTEE PLACES - CORS/25/166

10. The Council had before it a report by the Chief Officer - Governance which considered the allocation of committee places as a result of a change to the political composition of the Council.

### **The report recommended:-**

that the Council determine the membership number for each of the Council's committees (as listed in section 3.1) and thereafter set the composition for each committee, in terms of Standing Order 47.9.

### **The Council resolved:-**

to approve the following allocation of committee places:-

Committee	Partnership	Labour	Conservative	Reform	Independent (x 4)	Total
Anti-Poverty and Inequality	5	2	2	0	0	9
Audit, Risk and Scrutiny	5	2	1	1	0	9
Communities, Housing and Public Protection	5	2	1	0	1	9
Education and Children's Services	8	2	2	0	1	13
Finance and Resources	5	2	2	0	0	9
Licensing Committee	5	2	1	0	1	9
Net Zero, Environment and Transport	5	2	1	0	1	9
Pensions	5	2	0	1	1	9
Planning Development Management	5	2	1	0	1	9
Staff Governance	5	2	1	0	1	9
Urgent Business	4	2	1	0	0	7
Integration Joint Board	3 (plus 2 subs)	1 (plus 1 sub)	0 (plus 1 sub)	0	0	4 (plus 4 subs)



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Total	60 (plus 2 subs)	23 (plus 1 sub)	13 (plus 1 sub)	2	7	105 (plus 4 subs)
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## COUNCIL MEETING STRUCTURE - CORS/25/164

11. With reference to Article 10 of the minute of its meeting of 16 April 2025, the Council had before it a report by the Chief Officer - Governance which met the instruction to report back with further proposed revisions concerning meeting structure as well as motions and amendments for requisitioned meetings.

The report also proposed changes to the Terms of Reference to align all procurement reporting through the Finance and Resources Committee, provided assurance in relation to the Council's Local Code of Governance following revision of guidance for local authorities, and sought an instruction in response to recommendations made by Audit Scotland in the annual audit report.

### The report recommended:-

that the Council -

- (1) consider the options, including purposes, risks and mitigations, set out in Appendix A;
- (2) determine which, if any, of these options to implement;
- (3) instruct the Chief Officer - Governance to make:
  - (i) any amendments to the Standing Orders which are necessary to implement the determination made under recommendation (2), and
  - (ii) any amendments to other Scheme of Governance documents which are necessary to reflect the Standing Orders as so amended;
- (4) delegate power to the Chief Officer - Governance to, following consultation with the Co-Leaders, bring the Standing Orders (and any other Scheme of Governance documents) as so amended into force on 10 August 2025 prior to the next Council meeting; and instruct that Chief Officer to thereafter circulate the relevant documents (with tracked changes) to all members of Council for information;
- (5) approve that, with effect from 3 July 2025, the Terms of Reference be amended by deletion of:
  - (i) *“to approve annual procurement workplans, reflecting the LOIP, the Population Needs Assessment, the Council’s commissioning intentions, the Council’s service standards, the views of customers and citizens, and the best evidence of effective interventions to ensure a preventative focus on demand reduction”*; and
  - (ii) *“to receive an annual procurement performance report to enable scrutiny of performance”*;

from the Aberdeen City Council section of that document and addition of that wording to the Finance and Resources Committee section thereof; instruct the Chief Officer - Governance to make any other amendments to Scheme of Governance documents which are necessary to reflect the said amendments to the Terms of Reference and delegate power to that Chief Officer to, following consultation with the Co-Leaders, bring such other amendments into force as

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soon as practicable; and instruct that Chief Officer to thereafter circulate the relevant documents (with tracked changes) to all members of Council for information;

- (6) for the reasons set out in the "Scheme of Governance Reviews" section of this report, agree that no further reviews of the Standing Orders and Terms of Reference shall take place before the next local government elections in 2027, subject of course to exercise of the Chief Officer - Governance's existing delegated powers (under the Scheme of Governance) to amend the Council's Scheme of Governance documentation and subject also to that Chief Officer concluding that an earlier review is necessary;
- (7) instruct the Chief Officer - Governance, to give consideration to the two Audit Scotland recommendations noted in paragraph 3.13 and to provide a service update to Council by December 2025; and
- (8) note that the interim Chief Officer - Governance has reviewed the revised CIPFA guidance for local authorities on their Local Code of Governance; and agrees that no further changes are required to the Council's Local Code to give effect to this guidance at this time.

Councillor Radley moved, seconded by Councillor Greig:-

That the Council -

- (1) agree to implement option 5 as per Appendix A (7 minutes to move, 4 minutes to second, 3 minutes to speak in debate and 4 minutes to sum up) to be applied to Council and all committees and sub-committees of the Council and amend SO16.1 to reference 3 minutes in line with Councillors speaking in debate;
- (2) agree to implement option 11: Draft motion to be submitted at the same time as the written request, and finalised on the first working day thereafter and circulated to Council by 4pm that day. Draft amendments to be submitted on or before the second working day before the meeting and circulated by 4pm on the working day before the meeting;
- (3) instruct the Chief Officer - Governance to make:
  - (i) any amendments to the Standing Orders which are necessary to implement the determination made under (2) above, and
  - (ii) any amendments to other Scheme of Governance documents which are necessary to reflect the Standing Orders as so amended;
- (4) delegate power to the Chief Officer - Governance to, following consultation with the Co-Leaders, bring the Standing Orders (and any other Scheme of Governance documents) as so amended into force on 9 July 2025;
 

and instruct that Chief Officer to thereafter circulate the relevant documents (with tracked changes) to all members of Council for information;
- (5) approve that, with effect from 3 July 2025, the Terms of Reference be amended by deletion of:
  - (i) *"to approve annual procurement workplans, reflecting the LOIP, the Population Needs Assessment, the Council's commissioning intentions, the Council's service standards, the views of customers and citizens, and the best evidence of effective interventions to ensure a preventative focus on demand reduction"*; and

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- (ii) *“to receive an annual procurement performance report to enable scrutiny of performance”*;  
 from the Aberdeen City Council section of that document and addition of that wording to the Finance and Resources Committee section thereof; instruct the Chief Officer - Governance to make any other amendments to Scheme of Governance documents which are necessary to reflect the said amendments to the Terms of Reference and delegate power to that Chief Officer to, following consultation with the Co-Leaders, bring such other amendments into force as soon as practicable; and instruct that Chief Officer to thereafter circulate the relevant documents (with tracked changes) to all members of Council for information;
- (6) for the reasons set out in the “Scheme of Governance Reviews” section of this report, agree that no further reviews of the Standing Orders and Terms of Reference shall take place before the next local government elections in 2027, subject of course to exercise of the Chief Officer - Governance’s existing delegated powers (under the Scheme of Governance) to amend the Council’s Scheme of Governance documentation and subject also to that Chief Officer concluding that an earlier review is necessary;
- (7) instruct the Chief Officer - Governance, to give consideration to the two Audit Scotland recommendations noted in paragraph 3.13 and to provide a service update to Council by December 2025; and
- (8) note that the interim Chief Officer - Governance has reviewed the revised CIPFA guidance for local authorities on their Local Code of Governance; and agrees that no further changes are required to the Council’s Local Code to give effect to this guidance at this time.

Councillor Blake moved as an amendment, seconded by Councillor Watson:-

That the Council -

- (1) note the reality of the situation for Opposition Members, Council papers are out on Tuesday 5pm (for a meeting on Wednesday of the following week), deadline for amendments is Monday 12 noon, reports for agenda may be over 1,000 pages giving Opposition members only 3 clear working days to read reports and bring forward amendments;
- (2) note the report and accept recommendations 5, 7 subject to the words “service update” being replaced by “report” and 8;
- (3) agree recommendation 6 has been overtaken by events given the Scheme of Governance will require changing following the acceptance of the amendment to recommendations put forward by the SNP at Urgent Business Committee on 26 June 2025 given the completion date outlined in the report is 31<sup>st</sup> March 2026 which is before the next Council Election;
- (4) agree that on numerous occasions the opposition parties tried to amend the Powers Delegated to Officers picking up on the point raised by Audit Scotland relating to delegated matters deemed to be politically sensitive but each time this was rejected by the SNP; and
- (5) agree to take no action in respect of all other proposals at this time.

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On a division, there voted:-

For the motion (23) - Lord Provost; Depute Provost; and Councillors Al-Samarai, Allard, Alphonse, Buchanan, Hazel Cameron, Clark, Cooke, Copland, Cornie, Davidson, Fairfull, Greig, Henrickson, Hutchison, MacGregor, McLellan, McRae, Mennie, Radley, van Sweeden and Yuill.

For the amendment (21) - Councillors Ali, Blake, Bonsell, Boulton, Brooks, Crockett, Cross, Farquhar, Graham, Grant, Houghton, Kuszniir, Lawrence, Macdonald, McLeod, Malik, Massey, Nicoll, Thomson, Tissera and Watson.

**The Council resolved:-**  
to adopt the motion.

**The Lord Provost advised that he was bringing forward item 11.1 to be considered at this juncture.**

**In accordance with Article 1 of this minute, the following item was considered with the press and public excluded.**

## **ENERGY TRANSITION ZONE - LAND AT ST FITTICK'S PARK & DOONIES - CFS/25/171**

12. With reference to Article 6 of the minute of its meeting of 11 September 2023, the Council had before it a report by the Chief Officer - Corporate Landlord and the Chief Officer - City Development and Regeneration which summarised the outcomes of discussions and activity instructed by Council in September 2023 and proposed a means of developing the sites to fully realise the ambitions of the Regional Economic Strategy.

**The report recommended:-**  
that the Council -

- (a) agree that the land at St Fittick's Park and Doonies, as identified in the report, be taken forward for development subject to the safeguards identified within the report;
- (b) note the Council instruction of 11 September 2023 that the St Fittick's Park OP56 and Doonies OP61 sites were "*only to be made available for lease and must remain in Council ownership and that, furthermore, any such lease agreement was only to be entered into at the point where an end user was agreed by Aberdeen City Council and financial close was reached*" and agree that this instruction shall still apply to the St Fittick's Park site (OP56);
- (c) note that the Doonies site (OP61), following further investigation, has been found to be capable of accommodating a variety of end users and it is accordingly unlikely that a number of leases with numerous parties could be agreed simultaneously; and therefore agree that, if development was to be delivered, this would involve an element of speculative site enabling works being undertaken;

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- (d) agree to establish a new company with ETZ Ltd, such company to work in partnership to make the land at both sites available for development, with ETZ Ltd underwriting all costs for on and off-site enabling works and the costs of servicing the company;
- (e) agree the principles of the Heads of Terms (Appendix 2) and instruct the Chief Officer - Commercial & Procurement Services to, following consultation with the Convener of the Finance and Resources Committee, further develop the Heads of Terms into a formal legal structure for the company; and authorise that Chief Officer to approve such a structure on behalf of the Council and to do anything necessary to set up such a company and bring such a structure into effect;
- (f) agree that the Council's ALEO Assurance Hub shall maintain oversight of the company once operational and that the company shall have 3 directors from the Council and 3 directors from ETZ Ltd;
- (g) instruct the Chief Officer - Commercial & Procurement Services to identify 3 Council officers to act as Directors of the company, such officers among them to possess sufficient technical, economic development and locality planning expertise; and to identify such replacements as may be required from time to time;
- (h) agree that the Council forego any financial return from the sites once income streams are established, and agree the principle that any surplus from the development and leasing of land be utilised as follows:
  - 1) to support the delivery mechanism/operating costs of the company to be formed;
  - 2) to meet the costs of the repair, maintenance and upkeep of all assets created or impacted by any development. This ensures long term finance to maintain the assets in St Fittick's Park and Tullos Wood, such as East Tullos Burn, sports pitches, playpark, path networks etc;
  - 3) any remaining funds to be invested to further the company's aims as outlined in a community benefit statement, to include funding of local initiatives to support disadvantaged groups in Torry such as the disabled, elderly and those furthest from the labour market, with allocation of these funds to be determined through a mechanism, yet to be decided, that empowers the Torry community to make decisions;
- (i) approve the criteria set out in the Investor Selection Framework attached at Appendix 3; and
- (j) agree a Licence to Occupy will be provided to ETZ Ltd to carry out environmental and improvement works to St Fittick's Park during 2025.

Councillor Allard moved, seconded by Councillor Greig:-

That the Council -

- (a) agree that the land at St Fittick's Park and Doonies, as identified in the report, be taken forward for development subject to the safeguards identified within the report;
- (b) note the Council instruction of 11 September 2023 that the St Fittick's Park OP56 and Doonies OP61 sites were "*only to be made available for lease and must remain in Council ownership and that, furthermore, any such lease agreement was only to be entered into at the point where an end user was agreed by Aberdeen City Council and financial close was reached*" and agree that this instruction shall still apply to the St Fittick's Park site (OP56);

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- (c) note that the Doonies site (OP61), following further investigation, has been found to be capable of accommodating a variety of end users and it is accordingly unlikely that a number of leases with numerous parties could be agreed simultaneously; and therefore agree that, if development was to be delivered, this would involve an element of speculative site enabling works being undertaken;
- (d) agree to establish a new company with ETZ Ltd, such company to work in partnership to make the land at both sites available for development, with ETZ Ltd underwriting all costs for on and off-site enabling works and the costs of servicing the company;
- (e) agree the principles of the Heads of Terms (Appendix 2) and instruct the Chief Officer - Commercial & Procurement Services to, following consultation with the Convener of the Finance and Resources Committee, further develop the Heads of Terms into a formal legal structure for the company; and authorise that Chief Officer to approve such a structure on behalf of the Council and to do anything necessary to set up such a company and bring such a structure into effect;
- (f) agree that the Council's ALEO Assurance Hub shall maintain oversight of the company once operational and that the company shall have 3 directors from the Council and 3 directors from ETZ Ltd;
- (g) instruct the Chief Officer - Commercial & Procurement Services to identify 2 Council Officers and 1 Elected Member from the Partnership to act as Directors of the company, such officers among them to possess sufficient technical, economic development and locality planning expertise; and to identify such replacements as may be required from time to time;
- (h) agree that the Council forego any financial return from the sites once income streams are established, and agree the principle that any surplus from the development and leasing of land be utilised as follows:
  - 1) to support the delivery mechanism/operating costs of the company to be formed;
  - 2) to meet the costs of the repair, maintenance and upkeep of all assets created or impacted by any development. This ensures long term finance to maintain the assets in St Fittick's Park and Tullos Wood, such as East Tullos Burn, sports pitches, playpark, path networks etc;
  - 3) any remaining funds to be invested to further the company's aims as outlined in a community benefit statement, to include funding of local initiatives to support disadvantaged groups in the neighbouring communities, including Torry and Cove, such as the disabled, elderly and those furthest from the labour market, with allocation of these funds to be determined through a mechanism, yet to be decided, that empowers the neighbouring communities, including Torry and Cove, to make decisions;
- (i) approve the criteria set out in the Investor Selection Framework attached at Appendix 3; and
- (j) agree a Licence to Occupy will be provided to ETZ Ltd to carry out environmental and improvement works to St Fittick's Park during 2025.

Councillor Watson moved as an amendment, seconded by Councillor Thomson:-  
That the Council -

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- (1) note the recommendations within the report agreeing some of those are a departure from what was agreed in September 2023;
- (2) agree the UK Government modern industrial strategy puts Aberdeen at the forefront of global transition with the Aberdeen Energy Transition Zone project being a key transformation project designed to accelerate progress to net zero through energy transition activities generating 2,500 new jobs in Aberdeen;
- (3) agree the industrial strategy can and must be done without relying on St Fittick's Park therefore Council must remove St Fittick's Park from the Energy Transition Zone;
- (4) agree officers have not carried out instruction 6 of the September 2023 agreed position, noting that the Council's engagement with ETZ Ltd may mean that the Council does not obtain best value for the site;
- (5) agree not to provide ETZ Ltd with a licence to occupy to carry out environmental work and improvement works to St Fittick's Park during 2025;
- (6) require that any such private company established shall provide access to its information as if it were subject to the Freedom of Information (Scotland) Act 2002 and the Environmental Information (Scotland) Regulations 2004; and
- (7) agree Council should be very worried about the recommendations within the report given the external Audit Report titled Corporate Landlord Responsibilities to be heard on 28 July 2025 which noted amongst other things that in terms of contracts the Council is in breach of Procurement regulations and Best Value may be at risk through short term measures.

On a division, there voted:-

For the motion (29) - Lord Provost; Depute Provost; and Councillors Al-Samarai, Allard, Alphonse, Boulton, Brooks, Buchanan, Hazel Cameron, Clark, Cooke, Copland, Cormie, Cross, Davidson, Fairfull, Farquhar, Greig, Henrickson, Houghton, Hutchison, MacGregor, McLellan, McLeod, McRae, Mennie, Radley, van Sweeden and Yuill.

For the amendment (13) - Councillors Ali, Blake, Bonsell, Crockett, Graham, Grant, Kusznir, Lawrence, Macdonald, Nicoll, Thomson, Tissera and Watson.

Declined to vote (1) - Councillor Massey.

Absent from the division (1) - Councillor Malik.

**The Council resolved:-**  
to adopt the motion.

## **ABERDEEN CITY POPULATION NEEDS ASSESSMENT 2025 - CORS/25/162**

**13.** The Council had before it a report by the Chief Officer - People and Citizen Services which presented the 2025 Population Needs Assessment for Aberdeen City.

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**The report recommended:-**

that the Council note the Population Needs Assessment 2025 as contained at Appendix 1.

**The Council resolved:-**

to approve the recommendation.

**COMMUNITY PLANNING ABERDEEN ANNUAL OUTCOME IMPROVEMENT REPORT 2024/25 AND LOCALITY PLAN ANNUAL REPORTS FOR NORTH, SOUTH AND CENTRAL 2024/25 - CORS/25/163**

14. The Council had before it a report by the Chief Officer - People and Citizen Services which presented the Community Planning Aberdeen Annual Outcome Improvement Report 2024/25 and the Locality Plan Annual Outcome Improvement Reports for North, South and Central 2024/25.

**The report recommended:-**

that the Council -

- (a) approve the Community Planning Aberdeen Annual Outcome Improvement Report 2024/25 as a representation of the Council's contribution to partnership working in delivery of the Local Outcome Improvement Plan 2016-26; and
- (b) approve the Locality Plan Annual Outcome Improvement Reports for North, South and Central as a representation of the Council's contribution to partnership working in delivery of the Locality Plans refreshed in 2024.

**The Council resolved:-**

to approve the recommendations.

**TREASURY MANAGEMENT STRATEGY - YEAR-END REVIEW - CORS/25/145**

15. The Council had before it a report by the Chief Officer - Finance which provided an update on Treasury Management activities undertaken during financial year 2024/25.

**The report recommended:-**

that the Council note the Treasury Management activities undertaken in the 2024/25 financial year as detailed in the report.

**The Council resolved:-**

to approve the recommendation.

**NOTICES OF MOTION**

- 16. Councillor Yuill moved as a procedural motion, seconded by Councillor Radley:- That the Council refer items 10.1 (Notice of Motion by Councillor Boulton) and 10.5 (Notice of Motion by Councillors Yuill and Allard) to the Finance and Resources Committee; items 10.2 (Notice of Motion by Councillor Macdonald)



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and 10.4 (Notice of Motion by Councillor Kuszniir) to the Staff Governance Committee; and item 10.3 (Notice of Motion by Councillor Nicoll) to the Net Zero, Environment and Transport Committee.

On a division, there voted:-

For the procedural motion (23) - Lord Provost; Depute Provost; and Councillors Al-Samarai, Allard, Alphonse, Buchanan, Hazel Cameron, Clark, Cooke, Copland, Cormie, Davidson, Fairfull, Greig, Henrickson, Hutchison, MacGregor, McLellan, McRae, Mennie, Radley, van Sweeden and Yuill.

Against the procedural motion (20) - Councillors Ali, Blake, Bonsell, Boulton, Brooks, Crockett, Cross, Farquhar, Graham, Grant, Houghton, Kuszniir, Lawrence, Macdonald, McLeod, Massey, Nicoll, Thomson, Tissera and Watson.

Absent from the division (1) - Councillor Malik.

**The Council resolved:-**  
to adopt the procedural motion.

## **NOTICE OF MOTION BY COUNCILLOR BONSELL**

17. The Council had before it a notice of motion by Councillor Bonsell in the following terms:-

“That Council:

- (1) Shares the pride of Aberdonians in our city, including its beautiful granite architecture, and wants everyone who lives, works, studies or visits here to see Aberdeen at its best;
- (2) Understands the increasing concerns of residents, businesses and community organisations that graffiti is defacing too many buildings, walls and other structures in the city centre and across Aberdeen;
- (3) Recognises the efforts of Council officers and Police Scotland in addressing the issue of graffiti, for instance, through their reporting systems, graffiti removal service, and diversionary activities, including the graffiti art wall in Sunnybank Park;
- (4) Commends citizens for their vigilance in spotting and reporting graffiti to the Council and Police Scotland;
- (5) Appreciates the positive contribution of NuArt Aberdeen to our cityscape and looks forward to the return of this cultural festival in 2026;
- (6) Instructs the Chief Officer - Operations, following consultation with the Community Safety Manager, to bring a report to the Communities, Housing and Public Protection Committee on 11 November 2025 on current efforts to reduce graffiti in Aberdeen and what more could be done, including partnership working with Police Scotland, local businesses, and community organisations.”

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**The Council resolved:-**

to approve the notice of motion subject to an amended part (6) as follows:-

(6) Instructs the Chief Officer - Operations, following consultation with the Community Safety Manager, to bring a report to an appropriate Communities, Housing and Public Protection Committee on current efforts to reduce graffiti in Aberdeen and what more could be done, including partnership working with Police Scotland, local businesses, and community organisations.

**- DAVID CAMERON, Lord Provost.**