

From: [Foi Enquiries](#)
To: [REDACTED]
Subject: EIR-17-0915 - Building Standards
Date: 15 August 2017 12:56:25
Attachments: [Further Information - Right to Review & Appeal.pdf](#)
[EIR-17-0915 - BUILDING STANDARDS DIVISION RELAXATIONS 2013 - present.docx](#)
[FOI 17-0915 - Q3 data.xlsx](#)
[EIR-17-0915 - KPO2 NDOM Guidance.pdf](#)

Dear [REDACTED],

Please accept our sincere apologies for the delay in responding to your information request of 30 June 2017. Aberdeen City Council (ACC) has completed the necessary search for the information requested.

I would like to request the following information under Freedom of Information:

1) In 2010, the Scottish Government added schools to the new buildings required to have sprinklers fitted as standard. Some buildings were exempt through Scottish Ministers' power to consider a request from any applicant to be exempted from any building standard. This power now lies with the local councils. Please could you fill in the attached table, detailing which buildings in your local authority have been made exempt and why from 2013 until now.

Please refer to the attached document.

2) Please could you state how much revenue has been raised through rents and service charges paid by council and housing association tenants in your local authority for the last five financial years.

Housing Revenue Account tenants – the income below is for rental of housing no service charges are applied

Financial Year	£'000
2016/17	81,866
2015/16	81,141
2014/15	78,661
2013/14	75,997
2012/13	73,670

Social Work tenants –

Financial Year	£'000
2016/17	413
2015/16	362
2014/15	230
2013/14	32

3) Please could you provide me with a breakdown of where this has been spent within the local authority over the last five financial years?

The income from the Housing Revenue Account tenants over the last five years has been spent on the provision of Housing within the Housing Revenue Account. Income from Social Work tenants has been spent on the provision of Housing & Tenancy Support.

4) Please could you state how many full time equivalent members of staff work in housing for your local authority and their broad responsibilities? Please could you also provide this information for the last five financial years? I'm interested in the whole team that sits under the Head of Communities and Housing. Would it be possible to have information on how that team has changed (in terms of size and roles) over the period I'm looking at?

Please refer to the attached spreadsheet which provides a range of jobs within that service as a guide to what duties are covered.

5) A breakdown of building standards and fire inspections carried out on public and private buildings in your local authorities over the last five years.

ACC is unable to provide you with information on **building standards and fire inspections carried out on public and private buildings in your local authorities over the last five years** as it is exempted from disclosure. In order to comply with its obligations under the terms of Regulation 13 of the EIRs, ACC hereby gives notice that we are refusing your request under the terms of Regulation 10(4)(b) – Manifestly Unreasonable - of the EIRs.

In making this decision ACC considered the following points:

Aberdeen City Council do not hold information specifically in relation to fire inspections. We do record building standards inspection notes, generally where an intervention takes place however these are not recorded in a format that allows reporting and they are not broken down into types/categories.

To retrieve the information requested, an officer would be required to access each individual building standards application. They would need to read through the inspection reports interpreting the nature of the inspection and record this into a predetermined inspection criteria. This could be foundations, drainage, and insulation, for example. This process may take approximately 20 minutes per application however this would be dependent on the volume of inspections recorded.

Over the last 5 years, for private and public buildings, 5,691 completion certificates were issued; each completion certificate would have required a building standards inspection. Therefore, to interrogate each inspection record for the applications requested and breakdown the nature of the inspection would take 1,897 hours.

Aberdeen City Council were recently appointed as the verifying authority for the geographical area for the next three years, however we are actively trying to extend this to the maximum appointment term of six years. The reappointment granted by the Scottish Minister was on the basis that we meet the terms of the Operating and Performance Framework. As the verifier we are required to achieve the Key Performance Outcomes set out in the Performance Framework.

Failure to achieve the objectives of the Key Performance Outcomes would have a negative impact on our application to extend the verification period. Given the number of resource hours required to respond to your request for information, this would inevitably result in Aberdeen City Council failing to achieve the Key Performance Outcomes, resulting in a failure to gain the extension to the verification period.

As part of the operating framework, consideration is being given to altering the format in which

building standards inspections are recorded, this will allow reporting in the future. You may also wish to consider narrowing your criteria to specific applications, if possible.

6) A copy of your building inspections guidelines.

Please refer to the attached document.

7) Incident reports for fires in council owned buildings over the last five years.

ACC is unable to provide you with information on **Incident reports for fires in council owned buildings over the last five years** as it is excepted from disclosure. In order to comply with its obligations under the terms of Regulation 13 of the EIRs, ACC hereby gives notice that we are refusing your request under the terms of Regulation 10(4)(b) – Manifestly Unreasonable - of the EIRs.

In making this decision ACC considered the following points:

ACC is responsible for approximately 22,000 council houses. To get this information, officers would have to manually search each record, which would take an average of 10 minutes per record. This would have an adverse impact on the day to day work of those officers, leading to ACC failing to achieve the objectives of the Key Performance Indicators as above.

We hope this helps with your request.

Yours sincerely,

Grant Webster
Information Compliance Officer

INFORMATION ABOUT THE HANDLING OF YOUR REQUEST

As the information which you requested is environmental information, as defined under Regulation 2(1) of the Environmental Information (Scotland) Regulations 2004 (the EIRs), ACC considered that it was exempt from release through FOISA, and must therefore give you notice that we are refusing your request under Section 39(2) of FOISA (Freedom of Information (Scotland) Act 2002). However, you have a separate right to access the information which you have requested under Regulation 5 of the EIRs, under which ACC has handled your request. Please refer to the attached PDF for more information about your rights under the EIRs.

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*03000 numbers are free to call if you have 'free minutes' included in your mobile call plan.

Calls from BT landlines will be charged at the local call rate of 10.24p per minute (the same as 01224s).

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