

## Response to Request for Information

Reference      FOI 001859  
Date            10 January 2018

### *Private Rented Homes*

#### **Request:**

Please provide the following information under the Freedom of Information Act for the financial years 2014-15, 2015-16 and 2016-17:

1. How many complaints did the council receive that related to conditions in private rented homes?  

2014-15	2015-16	2016-17
520	475	447
2. How many inspections of private rented homes did the council carry out?  

2014-15	2015-16	2016-17
114	253	289
3. How many Category 1 Hazards were found during inspections of private rented homes?  

2014-15	2015-16	2016-17
		107

With reference to the years 2014-15 and 2015-16 we can confirm that the Council holds information falling within the description specified in your request. However, Section 12 of the Freedom of Information Act 2000 allows a public authority to refuse a request if the cost of providing the information to the applicant would exceed the 'appropriate limit' as defined by the Freedom of Information Act.

The Regulations provide that the appropriate limit to be applied to requests received by local authorities is £450 (equivalent to 18 hours of work). In estimating the cost of complying with a request for information, an authority can only take into account any reasonable costs incurred in:

- (a) Determining whether it holds the information
- (b) Locating the information, or a document which may contain the information
- (c) Retrieving the information, or a document which may contain the information

(d) Extracting the information from a document containing it.

For the purposes of the estimate the costs of performing these activities should be estimated at a rate of £25 per hour.

The information appertaining to your request is not easily accessible as we did not record categories of hazard during the years 2014-15 and 2015-16 and therefore to provide you with this information would require a manual trawl of each case file and as such we believe that the aggregated time it would take to collate the information would be excess of 18 hours (equivalent to a notional cost of £450).

4. How many a) Improvement Notices and b) Emergency Remedial Action Notices did the council issue in relation to private rented properties?

	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
<b>a) Improvement Notices</b>	7	15	14
<b>b) Emergency Remedial Action</b>	0	0	4

5. How many private tenants who made a complaint to the council about conditions received a Section 21 notice to quit (whether valid or invalid) from the landlord of the property in question?

In respect of question 3, it has been established after careful consideration that the Council does not hold the above information. Consequently, we are unable to provide any information relating to the above, and are informing you as required by Section 1(1) (a) of the Act, that states:

"Any person making a request for information to a public authority is entitled to be informed in writing by the public authority whether it holds information of the description specified in the request".