



MANCHESTER CITY COUNCIL

Growth and Neighbourhoods

Planning Department

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Aharon Horwich
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Reply By Email

28 January 2019

Our Ref: STR/B8RD3S

Your Ref: request-547189-b6b651d9@whatdotheyknow.com

Dear Sir/Madam,

Re: Request for Information – Building Control Procedures

Thank you for your request for information, which was received by Manchester City Council on 25 January 2019 and has been considered under the provisions of the Freedom of Information Act 2000 ("the 2000 Act").

Our reference for your request is STR/B8RD3S. Please refer to this if you require to communicate with us again on this matter.

You wrote to the council with regards to a request for:

Please provide the following data regarding compliance with Part F of the Building Regulations for works overseen by your Building Control Body within the last 12 months:

- 1) Total number of domestic properties for which building regulations approval was sought
- 2) The number of these which included installation of a mechanical ventilation system within the meaning of Part F
- 3) Of this the number which
 - a) Included the commissioning Notice required in Part F section 4.42 "Air flow rate testing and commissioning of ventilation systems"
 - b) Included a flow rate test

Please find below our response to your request:

- 1) The total number of domestic properties for which building regulations approval was sought between 25 Jan 2018 and 25 Jan 2018 was 369
- 2) The number of these which included installation of a mechanical ventilation system within the meaning of Part F.

We are unable to supply this information as it would require an individual search/review of each of the 369 cases. We estimate that it would require at least 10-minutes/case (as a minimum) to undertake this review.

As a result it is estimated that the statutory cost limit of £450 (which is calculated as being approximately 2.5 days of a council officer's time to determine whether the Council holds the information and to locate, retrieve and extract it) would be exceeded if the Council supplied the requested information to you. If you require more information about the Council's Fees & Charges Policy, this may be downloaded from

http://www.manchester.gov.uk/site/scripts/documents_info.php?documentID=1322&pageNumber=1.

- 3) Of this the number which
 - a) included the commissioning Notice required in Part F section 4.42 "Air flow rate testing and commissioning of ventilation systems" – See 2) above
 - b) included a flow rate test – see 2) above.

The 2000 Act does not oblige the Council to comply with requests that exceed the statutory cost limit and therefore I am not able to comply with your current request.

If you are able to modify or narrow the scope of your request, it may be possible to provide some information without exceeding the statutory limit. For instance if you could narrow your request to a particular property or site.

If you decide to modify/narrow the scope of your request, please note that this will be treated as a new request and dealt with in accordance with the time limits specified in the 2000 Act. If I do not hear from you within three months of the date of this letter, I will assume that you do not wish to submit a revised request and will close my file.

Please use the link to access the council's constitution, which relates to all council policies, including those relating to Building Control.

https://secure.manchester.gov.uk/info/100004/the_council_and_democracy/2446/our_constitution

Please use the link to access the councils Building Regulation inspection notification information:

https://www.manchester.gov.uk/info/200011/building_control/5516/building_regulation_inspection

Please find attached a copy of the councils adopted LABC Site Inspections and Enforcement processes, and Building Control Enforcement policy.

I trust you find this information to be of some assistance to you.

Please note if you are not satisfied with this response you may ask for an internal review.

If you wish to complain you should contact me in the first instance. If you require more information about the Council's access to information complaints procedure this is available at section 25 of the Council's Code of Practice which can be downloaded from <http://www.manchester.gov.uk/freedom/request>. If you do not have internet access and require a paper copy, please let me know.

If you are not satisfied with this response you may ask for an internal review. If you wish to complain you should contact the Council's Corporate Information Governance Manager in the first instance via informationcompliance@manchester.gov.uk

If you remain unhappy following a review you can contact the Information Commissioner at:

Information Commissioner's Office
Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF

Tel: 01625 545700 Fax: 01625 524510 www.informationcommissioner.gov.uk

If you have any queries about this letter please contact me in writing. Please remember to quote the reference number above in any future communications.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe

Head of Planning, Building Control and Licensing