

## Berneslai Homes - Freedom of Information 2023/2024: Repairs

462	24/05/2023	1. The average frequency with which you repaint the exterior of the homes that you own.	We do not hold a specific list of properties that require exterior painting and cannot accurately provide figures regarding frequency of repainting.
		2. The number of homes that you own that you repainted the exterior of in the financial year 2022/23.	180
		3. The number of homes that you own that you repainted the exterior of in the financial year 2022/23 using graphene paint.	Qs 3-5: Sourcing data for specific types of paint per job would require staff time to manually check individual records, doing so would cause this request to fall outside the associated FOI cost limit, as per Section 12 of the Freedom of Information Act (2000).
		4. The number of homes that you own that you repainted the exterior of in the financial year 2022/23 with fungicidal anti-damp paints other than graphene.	
		5. The number of homes that you own that you repainted the exterior of in the financial year 2022/23 using conventional paint.	
		6. The expenditure on repainting the exterior of the homes that you own in the financial year 2022/23 including (if recorded) a breakdown of the cost of paint, labour and scaffolding.	Total expenditure for 2022/23 was £98,149. Sourcing data for the breakdown of costs per job would require staff time to manually check individual records, doing so would cause this request to fall outside the associated FOI cost limit, as per Section 12 of the Freedom of Information Act (2000).
		7. The expenditure on remedying or treating damp and/or mould in the homes that you own in the financial year 2022/23.	£184,128

466	14/06/2023	Can you tell how many times, in each of the last five calendar years up to the date of this request, has the local authority sought a warrant to enter a tenant's home after they have been unable to contact them?	
		We only hold data for warrants obtained and served for Gas Safety Warrants of Entry. *Please note for 2018 we only hold partial data.	
		June 2018 – December 2018*	Obtained - 25 Served – 13
		January 2019 – December 2019	Obtained - 41 Served – 21
		January 2020 – December 2020	Obtained – 25 Served – 11

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		January 2021 – December 2021	Obtained - 38 Served – 17
		January 2022 – December 2022	Obtained - 28 Served – 15
		January 2023 – April 2023	Obtained - 11 Served – 5
		Total warrants obtained:	168
		Total warrants served:	82

522	19/12/2024	1. How many houses/dwellings do you manage?	
		17969 (as of 06/12/23)	
		2. What percentage of these have full asbestos management surveys completed?	
		98.65%	
		3. How many houses/dwellings do not have full asbestos management surveys?	
		242	

534	13/02/2024	How many occupied council-owned residential properties are currently affected by internal mould?	How many occupied council-owned residential properties are currently deemed unsafe?
		142 properties*	0, no dangerous structures currently reported*
		How many occupied council-owned residential properties are currently waiting for repairs?	How many occupied council-owned residential properties are currently waiting for fire safety mitigations?
		3,193 properties*	6 properties*
		*Data reported as of 01/02/24	

544	06/03/2024	1. How many times have the council arranged for a shared central heating system (i.e. one that heats multiple houses, such as on an estate) to undergo maintenance since September 2021? Please split this figure into the following periods: September 2021-August 2022 (inclusive), September 2022-August 2023, September 2023-present.	
		2. For each of these occasions, please provide a start date and end date. For works that have not yet finished, please provide a planned end date or estimated length of project where this is noted. Please provide this information in an Excel format.	
		<p>Berneslai Homes have 1,170 properties on district heating spread over 27 different sites, which are all maintained and serviced by many specialist contractors. A lot of maintenance is undertaken in these plant rooms weekly resulting in well over 1,000 records across all sites, which would need to be manually checked for relevant information for this request – which would take an estimated 10 minutes per record.</p> <p>As this request would require substantial staff time to manually check individual records, doing so would cause this request to fall outside the associated FOI cost limit, as per Section 12 of the Freedom of Information Act (2000).</p> <p>Should you wish to refine your request, taking into account the above limitations, we will action a new Freedom of Information request.</p>	