

Freedom of Information (FOI) Request / Research Questions

Introduction

I am requesting data through a freedom of information (FOI) request and collecting data required for the project through the questionnaire below.

Background

In 2015, the Government amended Approved Document Part M (Access to and Use of Buildings) to include a mandatory category (M4(1)) and two optional categories (M4(2)) & M4(3)). This study focuses on the local councils' proportion of new-build dwellings since 2015 and establishes to which Approved Document Part M standard the dwellings are built.

Key Terms

Building Regulations set minimum access requirements for all new buildings. These standards are explained by legislative guidance in Approved Document M. There are 3 Categories for Part M described below.

Category 1 - M4(1)- Basic standards for all new homes relating to accessibility for all new dwellings.

Category 2 - M4(2)- Accessible and Adaptable Homes - sets a greater requirement for dwellings to be more easily adaptable over time. Replaces the Lifetime Homes Standards.

Category 3 - M4(3)- Wheelchair User Dwellings - sets the highest standard to make a dwelling easier to adapt to be fully wheelchair accessible. Replaces the Wheelchair Housing Standards.

Questions:

- 1) Which local Council do you represent?

.....Hereford

- 2) What is the total number of all social housing dwellings that your Council has under its ownership/management?

.....19.....

3) What is the total number of new-build social dwellings built by your authority since 2015?
(Tick below)

Number	Tick	Number	Tick	Number	Tick
None		201-250		451-500	
1-50	X	251-300		501-550	
51-100		301-350		551-600	
101-150		351-400		601-700	
151-200		401-450		700+	

4) To which Approved Document Part M standard were the dwellings built?

Standards	Tick
None Built	X
M4(1)	
M4(2)	
M4(3)	

5) Is there a specific reason why the new-build homes were built to the above standard?

.....N/A.....

6) If all of the new-build homes did not meet M4(3) standards, why not?

.....N/A.....

7) How many new-build social dwellings does your council intend to build in the next 10 years?

Number	Tick	Number	Tick	Number	Tick
None		201-250		451-500	
1-50	X	251-300		501-550	
51-100		301-350		551-600	
101-150		351-400		601-700	
151-200		401-450		700+	

8) What percentage of your Council's total housing stock comprises post-2015 new build dwellings?

.....0.....

9) Has your Council amended or planned to amend a Planning Policies to exceed the mandatory M4(1) standards for all their new-build social housing dwellings?

Answer	Tick
Yes	X
No	

10) How many applicants on your housing homes register / waiting list declare that they use a wheelchair?

.....64.....

11) How many existing council tenants declare that they use a wheelchair?

.....94.....

12) How many property adaptations take place each year for existing tenants that require a wheelchair?

Owner Occupier completed	31
Owned by Family Member completed	2
Housing Association completed	123
Privately Rented completed	7
Caravan/Traveller Site	2
Total completed	165

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Thank you for completing this questionnaire