

GREATER LONDON AUTHORITY

[REDACTED]
[REDACTED]

Our Ref: MGLA050515-4964

3 June 2015

Dear [REDACTED]

Freedom of Information Act request

Thank you for your request for information which the GLA received on **3 May 2015**. Your request has been dealt with under the Freedom of Information Act (the Act) and we can today provide you with a response to your request.

You asked for the release of the following information:

'A copy of the application that was submitted in 2014 for further Decent Homes Backlog Funding and as a consequence of which Lambeth was successfully awarded a share of the £145m as announced on 20th January 2015'.

I can confirm that the GLA holds the information you have requested and that we can provide you with a copy of the application. However, after careful consideration, we have decided that some of the information is exempt information under section 43(2) of the Act which relates to information that would be prejudicial to the commercial interests of any party. The attached annex to this letter sets out the exemption provisions in full and explains why we think they apply.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

[REDACTED]
Senior Area Manager

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<http://www.london.gov.uk/mayor-assembly/gla/governing-organisation/freedom-information>.

Annex A – Exemption Provisions

Exemption provisions
<p>Section 43:</p> <p>(2) <i>Information is exempt information if its disclosure under this Act would, or would be likely to, prejudice the commercial interest of any person (including the public authority holding it)</i></p>
How the exemption applies to this information
<p>Section 43(2) of the Act provides that information can be withheld from release if its release under this Act would, or would be likely to prejudice the commercial interests of any person, including those of the GLA.</p> <p>A commercial interest relates to a person's ability to participate competitively in a commercial activity, i.e. the purchase and sale of goods or services.</p> <p>The information covered by this exemption is commercial in nature as it relates to the per-unit price of services and works that would be carried out by the suppliers / developers commissioned by Lambeth council.</p> <p>If released in to the public domain, this information could prejudice the commercial interests of Lambeth council insofar as it would be likely to prejudice their ability to achieve best value for money in respect to the proposed works to be carried out as a result of this funding.</p> <p>The release of information that could identify how much had been budgeted for each aspect of work covered by the Decent Homes bid. If released into the public domain, this information could be used by parties bidding for the contracts for that work to see the maximum amount of money budgeted by the council, potentially allowing them to change their bids to take advantage of the full amount available, rather than submitting their most competitive offer.</p> <p>This would be prejudicial to the commercial interests of Lambeth council as it would prevent them from getting best value for money. The Greater London Authority also has a responsibility to protect Lambeth council's position as we have a duty to help ensure that any funds awarded as part of the Decent Homes programme are appropriately apportioned.</p> <p>Section 43(2) constitutes a qualified exemption from our duty to disclose information under the Freedom of Information Act, and consideration has to be given as to whether the public interest favouring disclosure of the information covered by this exemption outweigh the public interest considerations favouring maintaining the exemption and withholding the information.</p>
Public interest test (where applicable)
<p>Under FoIA the 'public interest' is not the same as what might be of interest to the public. In balancing the public interest in disclosure, we consider the greater good or benefit to the community as a whole if the information is released or not. The 'right to know' must be balanced against the need to enable effective government and to serve the best interests of the public.</p> <p>Considerations favouring disclosure:</p>

We acknowledge that there is a general public interest in transparency in relation to the manner in which the GLA and local authorities award, allocate and spend funds in relation to the Decent Homes programme. Disclosure of this information would help enable the residents of Lambeth to understand more fully the decision making and application processes behind the application by Lambeth council.

The disclosure of this information would also inform discussion regarding the Decent Homes programme and its effectiveness within the London Borough of Lambeth.

Providing detailed information held by public authorities is in keeping with the Government's transparency agenda and promotes accountability and greater public participation. Furthermore, the public interest is served by the GLA being transparent and open to scrutiny to increase diligence and working to protect the public purse.

Considerations favouring non-disclosure;

It is not in the public interest for the GLA to release information that would prejudice the commercial interests of a third-party. This is particularly pertinent where that third-party is striving to achieve value-for-money on behalf of their communities in relation to the expenditure of funds from the public purse.

Conversely, the public interest – the best interests of the people and communities of London and of Lambeth – is best served by ensuring that Lambeth council is able to achieve value-for-money in relation to the works to be carried out to social housing in their borough in accordance with the Decent Homes programme, and to get the best deal on behalf of their residents.

The public interest would not be met if the GLA released information that could result in the expenditure of further public money – disclosure by the GLA would be likely to have a detrimental effect on the procurement of services by Lambeth, potentially prejudicing Lambeth council's future negotiating capabilities.

GLA Decent Homes 2015-16 Bidding Application

Applicant Details

Decent homes Backlog funding : 2015-16

Please see the bidding prospectus for details on bidding requirement. To bid for Decent Homes Back Log funding for 2015-16, please enter information in the cells highlighted yellow.

Section A: Applicant Details

- A1 Bidding Local Authority Name
A2 Ordinance (ONS) Code
A3 Contact Person Name
A4 Address
A5 add 1
A6 add 2
A7 add 3
A8 postcode
A9 Contact Telephone number
A10 Contact email address

Lambeth
00AY
Su Gomer
3rd Floor Hambrook House
Porden Road
London
SW2 5RW

Section B: LA Owned Non-Decent Stock

Backlog has been defined as stock that did not meet the Decent Homes standard at 1st April 2012

Data from your
Last LAHS return

A comment will appear if a statement is required:

- B1 Total stock on 1 April 2013 (number of homes)

24,908 *

24,908

- B2 Total non-Decent Homes backlog stock (on 1 April 2012)?

12,293 *

12,293

- B3 Of the stock that was non-decent on 1 April 2012 how much will remain non-decent on 1 April 2015 (*see note below)?

4,616 *

6,051

STATEMENT 1: The info you've entered varies from LAHS, please provide a statement explaining the reasons for the difference

- B4 Percentage of stock that will remain non-decent at 1 April 2015

19%

24%

*do not include newly arising non-decent stock, only include details of stock that was non decent on 1 April 2012 (funding from this bid round can only apply to homes that were non decent on 1 April 2012 and will continue to be non decent on 1 April 2015 - back log non decent homes).

- B5 Non decent stock (over 10%) that will remain non decent on 1 April 2015

2,125

homes

- B6 Non decent stock (up to 10%) that will remain non decent on 1 April 2015

2,491

homes

Section C: Your Bidding Options

The figures you provided above show that 4,616 homes, that were non decent in April 2012, will remain non decent in April 2015.

Use Section D Priority will be given to landlords with over 10% of historic stock remaining non decent on 1 April 2015. For your borough the information you've provided shows that 19% of your stock representing 4,616 homes, will remain non decent on 1 April 2015. Of this stock 2,125 homes are priority and represent the number of homes over 10% of your stock (at April 2012) that will remain non decent in 1 April 2015. If you wish to bid for funding for this stock, please use section D below.

Use Section E The figures you have provided show a further 2,491 homes, will also remain non decent on 1 April 2015 and, whilst this is not a priority for this round of funding, you may also bid to bring these homes up to decent homes standards. If you wish to bid for DH funding for this stock, please use section E below.

Section D: Bid - Over 10% Non Decent Stock (LA owned)

The figures you provided in section B show that 2,125 homes that were non decent in April 2012, will remain non decent on 1 April 2015 and represent non decent homes over 10% of your stock

We understand that some stock may require extensive or challenging work to be undertaken to bring the homes up to DH standard, whilst other homes may require standard works to be carried out. To ensure we are able to assess your bid effectively and take account of stock that may be challenging, please use sections D.1 and D.2 to bid for these groups separately, as costs, funding requested and numbers of homes affected may vary between these categories. Please note, we may only be able to fund some of the homes in one or both groups.

Section D.1: Stock over 10% non decent - homes requiring standard works

Homes to be made Decent and funding requested:

- D1.1 Number of homes to be made decent requiring standard works

2,029

Note, this cannot exceed 2,125 homes. (Line B5)

- D1.2 Total Decent Homes funding required to bring these homes up to DH standard

- D1.3 Funding requested per unit

Costs breakdown for bringing homes in D1.1 up to Decent Homes standards

Please state how many of the homes in your bid for stock over 10% non decent that require standard works, (see line D1.1 above) are in need of replacement of the following items and please provide average costs per unit for each item.

Item:	Houses			Flats		
	No of houses requiring replacement each item	Average cost of per home for this item	Total cost to bring homes up to Decent Homes Standard	No of flats requiring replacement of each item	Average cost of per home	Total cost to bring homes up to Decent Homes Standard
Kitchen	34			922		
Bathroom	16			1238		
Heating system - boiler	6			709		
Heating system - distribution	6			709		
Windows	15			1079		
Doors	3			370		
Insulation	0			12		
Rewire	12			1570		
Roofs	0			12		
Other*	15			1091		
D1.4 Total Costs						

*Other - please specify

Other costs in relation to ECO opportunities for window

- D1.5 Cost per unit of homes bid for in line D1.1

STATEMENT 2 Please provide details of value for money for the cost details you've provided

Section D.2: Stock over 10% non decent - requiring extensive or challenging works

Homes to be made Decent and funding requested:

- D2.1 Number of homes requiring challenging work to be made decent

96

Note, this cannot exceed 2,125 homes, as noted in line B5 above.

- D2.2 Total Decent Homes funding required to bring these homes up to DH standard

- D2.3 Funding requested per unit

GLA Decent Homes 2015-16 Bidding Application

Costs breakdown for bringing homes in D2.1 up to Decent Homes standards				Houses			Flats		
Please state how many of the homes in your bid for stock over 10% non decent that require challenging works, (see line D1.1 above) are in need of replacement of the following items and please provide average costs per unit for each item.				No of houses requiring replacement each item	Average cost of per home for this item	Total cost to bring homes up to Decent Homes Standard	No of flats requiring replacement of each item	Average cost of per home	Total cost to bring homes up to Decent Homes Standard
Item:									
Kitchen				0			21		
Bathroom				11			33		
Heating system - boiler				0			3		
Heating system - distribution				0			3		
Windows				9			87		
Doors				0			12		
Insulation				9			87		
Rewire				4			44		
Roofs				9			87		
Other **				33			87		
D2.4 Total Costs									

**Other - please specify

The above represents dwellings located within a

D2.5 Cost per unit of homes bid for in line D2.1

STATEMENT 2 Please provide details of value for money for the cost details you've provided

Section E: Bid - Under 10% Non Decent Stock (LA Owned)

The figures you provided in section B show that 2,491 homes that were non decent in April 2012, will remain non decent at April 2015 and represent non decent below 10% of your total stock on 1 April 2012 that will remain non decent from 1 April 2015 onwards.

We understand that some stock may require extensive or challenging work undertaken to bring the homes up to DH standard, whilst other homes may require standard works to be carried out. To ensure we are able to assess your bids effectively and take account of stock that may require challenging work, please use section E.1 and E.2 to bid for these group separately, as costs, funding requested and numbers of homes affected may vary between these categories. Please note, we may only be able to fund some of the homes in one or both groups.

Section E.1: Stock below 10% non decent - homes requiring standard works

Homes to be made Decent and funding requested:

E1.1 Number of homes to be made decent requiring standard works

2,131 Note, this cannot exceed 2,491 homes, as noted in line B6 above.

E1.2 Total Decent Homes funding required to bring these homes up to DH standard

E1.3 Funding requested per unit

Costs breakdown for bringing homes in E1.1 up to Decent Homes standards				Houses			Flats		
Please state how many of the homes in your bid for stock below 10% non decent that require standard works, (see line D1.1 above) are in need of replacement of the following items and please provide average costs per unit for each item.				No of houses requiring replacement each item	Average cost of per home for this item	Total cost to bring homes up to Decent Homes Standard	No of flats requiring replacement of each item	Average cost of per home	Total cost to bring homes up to Decent Homes Standard
Item:									
Kitchen				178			568		
Bathroom				72			505		
Heating system - boiler				336			602		
Heating system - distribution				336			602		
Windows				22			369		
Doors				49			270		
Insulation				29			6		
Rewire				348			764		
Roofs				29			6		
Other***				49			375		
E1.4 Total Costs									

***Other - please specify

Other costs in relation to ECO opportunities for window

E1.5 Cost per unit of homes bid for in line E1.1

STATEMENT 3 Please provide details justifying why you require additional funding to bring these homes up to DH standard.

Section E.2: Stock below 10% non decent - stock requiring challenging work

Homes to be made Decent and funding requested:

E2.1 Number of homes requiring challenging work to be made decent

360 Note, this cannot exceed 360 homes. (Line B6 minus line E1.1)

E2.2 Total Decent Homes funding required to bring these homes up to DH standard

E2.3 Funding requested per unit

ERROR, check homes entered in line E2.1, this can't exceed homes entered in line B6 minus homes in line E1.1 above

Costs breakdown for bringing homes in E2.1 up to Decent Homes standards				Houses			Flats		
Please state how many of the homes in your bid for stock below 10% non decent that requires challenging works, (see line E1.1 above) are in need of replacement of the following items and please provide average costs per unit for each item.				No of houses requiring replacement each item	Average cost of per home for this item	Total cost to bring homes up to Decent Homes Standard	No of flats requiring replacement of each item	Average cost of per home	Total cost to bring homes up to Decent Homes Standard
Item:									
Kitchen				89			2		
Bathroom				36			7		
Heating system - boiler				92			13		
Heating system - distribution				92			13		
Windows				95			25		
Doors				26			0		
Insulation				81			25		
Rewire				142			5		
Roofs				81			25		
Other****				327			25		
E2.4 Total Costs									

****Other - please specify

The above represents dwellings located within a

E2.5 Cost per unit of homes bid for in line E2.1

STATEMENT 3 Please provide details justifying why you require additional funding to bring these homes up to DH standard.

Section F: Works to Leaseholder Stock

Please provide details of the number of leaseholder properties affected by 2015-16 Decent Homes backlog funding

Homes to be made Decent and funding requested:

F1.1 Number of homes to be made decent

552

Costs breakdown for bringing homes up to Decent Homes standards

Item:	Houses			Flats		
	No of houses requiring replacement each item	Average cost of per home for this item	Total cost to bring homes up to Decent Homes Standard	No of flats requiring replacement of each item	Average cost of per home	Total cost to bring homes up to Decent Homes Standard
Heating system - distribution	0		£0	0		£0
Windows	175			375		
Doors	0		£0	0		£0
Insulation	0		£0	0		£0
Rewire	0		£0	0		£0
Roofs	175			2		
Other*****			£0			£0
F1.2 Total Costs						

*****Other - please specify

Charges for leaseholders effected by proposed roof and

F1.3 Cost per leaseholder property

STATEMENT 4 Please provide details as specified in the prospectus.

Summary of your bid

Summary non decent stock levels

% of stock that was non decent on 1 April 2012 and will remaining non decent on 1 April 2015	19%
No of homes representing stock that was non decent on 1 April 2012, remaining non decent on 1 April 2015	4,616
No of homes representing over 10% stock that was non decent on 1 April 2012, remaining non decent on 1 April 2015	2,125
No of homes representing up to or under 10% stock that was non decent on 1 April 2012, remaining non decent on 1 April 2015	2,491

Summary - homes over 10% of non decent stock	Non Decent Homes	Cost per home	funding requested per home	Total funding requested
Over 10% non decent stock - standard non decent stock bid for	2,029			
Over 10% non decent stock - non decent stock bid for that requires challenging work	96			
Total homes over 10% non decent bid for	2,125			
Number of homes over 10% of total non decent stock	2,125			

Summary - homes below 10% of non decent stock	Non Decent Homes	Cost per home	funding requested per home	Total funding requested
Below 10% non decent stock - standard non decent stock bid for	2,131			
Below 10% non decent stock - non decent stock bid for that requires challenging work	360			
Total homes below 10% non decent bid for	2,491			
Number of homes below 10% of total non decent stock	2,491			

Overall Decent Homes backlog funding requested:	4,616			
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STATEMENT 5 Delivery Record - Please provide details of how you will ensure that the works required to bring the homes in this up to decent homes standard will be completed in one year and that the funding you've requested will be drawn down in that year. Include details of contractor frameworks and ability to provide additional dwellings within the estates (please refer to the funding guidance section 5).

STATEMENT 6 - Retrofit statement

Please confirm you have completed statements 1 to 6 in the support your bid. The statements should be provided in the template accompanying this bid form and can be downloaded from the GLA website.

Select from drop down

If all your information entered on this form is correct and accurate, please return this to the GLA at: DecentHomes2015-16@london.gov.uk

Deadline for bids to be submitted is: 12 noon on 19th September 2014