



Ministry
of Defence

Secretariat
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Ref. FOI 2016/02890

7 April 2016

Dear

Thank you for your email of 6 March 2016 requesting the following information:

"Under the Freedom of Information Act, I would like to request a copy of the full assessment details used to calculate the new CAAS band for [redacted], as detailed in JSP 464 Volume 3 Part 2.

As mandated in JSP 464 Vol 3 Pt 1 (V1.0) 7 Sep 15 "assessment of Properties 0709. DIO is to conduct an assessment for each property. This may include an in-depth inspection of a proportion of like properties within the same estate where similar conditions apply."

The same document also states: "Recording of Accommodation Grading and Auditing under 4TG 0826. Responsibilities of sponsors. Accommodation sponsors (see 0803) are to keep records of current gradings and the date of the last Board, for all their SFA and SLA. TLBs are responsible for auditing findings and ensuring that Grading Boards are conducted in accordance with the correct procedures and within the permitted timeframe"

I am now requesting, under the Freedom of Information Act 2000, the following information relating to [redacted]

The date the survey of [redacted] was undertaken. JSP 464 Vol 3 Pt 2 (V1.0) 7 Sep 15 states that DIO are to keep records of current banding and dates of last assessment for all their accommodation (Governance 0205).

As stated in JSP 464 Vol 3 Pt 2 (V1.0) 7 Sep 15. I am also requesting all the documentation pertaining to the assessment for the above property, including the following underlying data:

Decent Homes Standard (DHS)/Decent Homes+ (DH+) assessment proforma (and supporting evidence).

Housing Health and Safety Rating System (HHSRS) risk assessment.

Energy Performance Certificate (EPC) or equivalent (to produce an individual Standard Assessment Procedure (SAP) rating score and Energy Efficiency Rating (EER) band).

Scale assessment and supporting evidence, such as measured survey drawings or calculations.

Pan-UK geographical classification.

The score achieved on the scale/features classification and a full list of where points were added and subtracted and for what purpose."

I am treating your correspondence as a request for information under the Freedom of Information Act 2000 (FOIA).

A search for the information has now been completed within the Ministry of Defence (MOD), and I can confirm that all information in scope of your request is held, and can be found below and at the annexes of this letter.

1. Under FOIA, I would like to request a copy of the full assessment details used to calculate the new CAAS band for [redacted], as detailed in JSP 464 Volume 3 Part 2:

The CAAS band assessment report for your property can be found at Annex A of this correspondence (attached at Tile 1 of the email).

2. The date the survey of [redacted] was undertaken:

The CAAS band assessment survey was carried out on 5 November 2015.

3. I am also requesting all the documentation pertaining to the assessment for the above property, including the following underlying data:

a. Decent Homes Standard (DHS)/Decent Homes+ (DH+) assessment proforma (and supporting evidence), Housing Health and Safety Rating System (HHSRS) risk assessment, Scale assessment and supporting evidence, such as measured survey drawings or calculations and the score [redacted], achieved on the scale/features classification and a full list of where points were added and subtracted and for what purpose:

This information can be found at Annex A of this correspondence (attached at Tile 1 of the email), under the first tab of the spreadsheet.

b. Energy Performance Certificate (EPC) or equivalent (to produce an individual Standard Assessment Procedure (SAP) rating score and Energy Efficiency Rating (EER) band).

The EPC can be found at Annex A of this correspondence (attached at Tile 1 of the email), under the first tab of the spreadsheet; the SAP can be found at the foot of this document.

c. Pan-UK geographical classification.

This information can be found at Annex A of this correspondence (attached at Tile 1 of the email), under the second tab of the spreadsheet.

Under Section 16 of the Act (Advice and Assistance) you may find it helpful to note that the 28 day period to challenge the CAAS banding for your property commences upon receipt of this information. Furthermore, you may wish to be aware that the legacy Four Tier Grading assessment pack up for your property will have been made available to you as part of your House Information Pack that you received on March in.

If you are not satisfied with this response or you wish to complain about any aspect of the handling of your request, then you should contact me in the first instance. If informal resolution is not possible and you are still dissatisfied then you may apply for an independent internal review by contacting the Information Rights Compliance team, 1st Floor, MOD Main Building, Whitehall, SW1A 2HB (e-mail CIO-FOIHR@mod.uk). Please note that any request for an internal review must be made within 40 working days of the date on which the attempt to reach informal resolution has come to an end.

If you remain dissatisfied following an internal review, you may take your complaint to the Information Commissioner under the provisions of Section 50 of the Freedom of Information Act. Please note that the Information Commissioner will not investigate your case until the MOD internal review process has been completed. Further details of the role and powers of the Information Commissioner can be found on the Commissioner's website, <http://www.ico.org.uk>.

Yours sincerely,

DIO Secretariat

Annex:


A. CAAS band assessment and location assessment for

HMRS Mark Assessment

URN: 2275527

- Property details
- Details
- Notes
- Profile
- History
- Comments
- Geography
- Open housing
- Water heating
- Subsidence
- Cracks
- Use details
- Results

MRB assessment [3]

MRB 

CU (incl. CU) 3480 kg/year
 CO (incl. CU) 26.96 kg/year
 Primary energy use 245.84 kWh/year

MRB has been automatically calculated from all relevant CU occupancies using a standard rating process.

MRB rating table

| Type | Value | Up | CO (kg/year) |
|----------------------|-------|-----|--------------|
| Heating | 215% | 47% | 224 |
| Hot water | 125% | 13% | 288 |
| Cooking | 162% | 16% | 221 |
| Water and appliances | 50% | 2% | 244 |
| Space heating | ... | 10% | ... |
| Air conditioning | () | 0% | 0 |
| Totals | 2272% | 14% | 543 |

MRB assessment

CU 71 kg/year
 CU (incl. CU) 3480 kg/year
 CU (incl. CU) 3480 kg/year
 Primary energy use 245.84 kWh/year

Final priority

MRB has been calculated and the priority is 100 (see table in E14.2.2).

The MRB has priority 100 and has been calculated in accordance with the standard rating system.

HMRS Mark Assessment has produced the standard rating table at the MRB level (partial details of which are shown above) and the MRB has been calculated. The MRB has priority 100 and has been calculated in accordance with the standard rating system.

OK Cancel

| PropertyID | Number | SubNum | Name | Road | Town | County | PostCode | PostcodeIN | SFAType | Grade | RentalBare | Scale | Floorspace |
|------------|--------|--------|------|------|------|--------|----------|------------|---------|-------|------------|-------|------------|
| 2275527 | | | | | | | | 3 | | 2 | #NULL! | | #NULL! |

FSCategory LocationM LocationDC STCondition Conditiona ConditionL LetStatus SAPRating PrimaryFue FSS
#NULL! 1 Urban 1 DH1 DH+ LET gor OA2001 LSOA2001 ur01ind
South Wes E0007563C E0101497D 5

QA2011 LSOA2011 RUCL1CD RUCL1 ScotlandRU URINDNI RU3Code RU3Name CAASCCode CAASCCodeI DifferenceI DifferenceI PTWalkMe OtcomGeo
E00173046 E01033334 C1 Urban city #NULL! 1 Urban 2 Internedia 2 ReClassifier 1 1

OfcomMea OfcomMea OfcomSpee IMDSCORE IMDScoreC AccessLimit OfcomLimit IMDLimitB NumberOfCountry PTWalkMe OfcomGeo OfcomMea OfcomSpee
30 3 2 2.45 1 1 1 2 1 England <20Mins Postcode 24+Mbit/s 17.8+Mbit/s

IMDScoreAccessLimitOfcomLimitIMDLimitBottomDeclieName
In bottom eNo limit No limit limited