

## Response to Request for Information

Reference      FOI 000938  
Date            03 March 2017

### ***Building Maintenance Works***

**Request:**

We request this information under the FOI Act.

Requested information - questions to be answered:

1. Please indicate the average annual cost to the Council of having to rectify building construction or building maintenance works where the works have not complied with the specification?

We have discussed this with all relevant disciplines with regards to an average costs to rectify building construction / maintenance works. All works carried out by Project and Works comply with the current building regulations and British Standards. We try to specify the most up to date construction products, but we have to be realistic in terms of budget constraints and value for money. Therefore the average annual cost to rectify non-compliant specified works would be £0.00. We project manage the building contractors to carry out all works as per contract specification. Where rectification works are required, these are undertaken at no cost to the Council.
2. What percentage of the above cost related to building services (e.g. mechanical, electrical, plumbing works and maintenance)?

As per the answer above, the percentage costs would be nil.
3. Please indicate, as a percentage, the extent to which the above cost was incurred because the firm(s) involved did not possess the requisite technical capability(ies)?

Project and Works ensure that all Main Contractors and the Sub-contractors who are awarded contracts via our procurement system have the relevant experience, knowledge and expertise to carry out the quality assurance standard expected by the council. If this is found not to be the case and the main contractor / sub-contractors do not have the relevant skills to carry out the works, an alternative contractor / sub-contractor would be sourced to carry out the works, at no additional cost to the council.
4. Please indicate the amount of retentions held over the last 5 years by the Council for building construction or building maintenance works?

We can confirm that the Council holds information falling within the description specified in your request. However, Section 12 of the Freedom of Information Act 2000 allows a public authority to refuse a request if the cost of providing the

information to the applicant would exceed the 'appropriate limit' as defined by the Freedom of Information.

The Regulations provide that the appropriate limit to be applied to requests received by local authorities is £450 (equivalent to 18 hours of work). In estimating the cost of complying with a request for information, an authority can only take into account any reasonable costs incurred in:

- (a) *Determining whether it holds the information,*
  - (b) *Locating the information, or a document which may contain the information,*
  - (c) *Retrieving the information, or a document which may contain the information,*
- and*
- (d) *Extracting the information from a document containing it.*

*For the purposes of the estimate the costs of performing these activities should be estimated at a rate of £25 per hour.*

The information appertaining to this question is not easily accessible. Based on all of the projects we have undertaken during the last 5 year period a sum of between £10k - £500k of retention has been retained depending on the value of the project. A detailed analysis of all individual projects would need to be undertaken to calculate an exact figure of retention for all project within the 5 year period. To get the information would require a full scale look into all the individual files and scrutiny of each project which would take us approximately 3 to 4 weeks to complete. This would be a manual exercise and as such we believe that the aggregated time it would take to collate the information would be in excess of 18 hours (equivalent to a notional cost of £450).

5. What percentage of the above amount was used for the purpose of rectifying work because the appointed firms failed to do so?

Until the detailed analysis is calculated a percentage figure cannot be given. As earlier stated, where rectification works are deemed applicable, officers will ensure the costs are borne by the relevant firm initially appointed to undertake the works.