

From: [Foi Enquiries](#)
To: [REDACTED]
Subject: EIR-17-0374 - Building Costs
Date: 04 April 2017 10:33:46
Attachments: [EIR-17-0374-Tender Quality Assessment Master.doc](#)
[EIR-17-0374-Tender Evaluation Matrix - BLANK - NEW MARCH 2017.xls](#)
[Further Information - Right to Review & Appeal.pdf](#)

Dear [REDACTED]

Thank you for your information request of 3 March 2017 and subsequent correspondence. Aberdeen City Council (ACC) has completed the necessary search for the information requested.

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.

Clarification requested: can you provide a time period over which we can calculate an average please – are you looking for the average in 2016?

Clarification received: We decided to leave the time period for the average in the discretion of the Council. Some Councils do not have a lot of work over one year, in which case it could be an average of the last 3 or 5 years. We would accept either averages (for 3 or 5 years or for last financial year, in your case 2016). We would like to know the average based on your data for 2016.

The Annual cost is nil as on completion all contract works comply with the specification, we instruct any discrepancies to be rectified by the contractor 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)?

Clarification requested: Also, are you asking how much is spent employing a third party to rectify works by others, which have not complied with the specification?

Clarification received: Yes, we are interested in third party costs– where the Councils the main client who contracts a third party to do the work on/for Council's properties and housing/schools in the Council's authority. We are not interested for private properties within your Council.

As explained in response to question 1, any discrepancies are rectified by the contractor and as such, the annual percentage is 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 capabilities.

Clarification requested: Question 3 seems to rely on our opinions, and not based on facts or information. The FOISA relates to recorded information only.

Clarification received: Apologies if that was the implication. I have tried to break it down to two sub-questions which request factual information and can help us in our understanding

instead:

Q3.i: Please let us know what percentage of the rectification work was for defects in the work (not usual 'wear and tear')?

As explained in response to question 1, any discrepancies are rectified by the contractor and as such, the annual percentage is nil.

Q3ii: What pre-qualification or other quality check/assurance system/platform you used when you procured this work?

Please see the attached template 'Tender Quality Assessment' document and scoring matrix.

4. Please indicate the amount of retentions held over the last 5 years by the Council for building construction or building maintenance works.

Clarification requested: Question 4 – Retention is held on building contracts until the works are complete and handed over and then half retention is held until the end of the defects period. Are you asking for the normal percentage retentions held? The actual monetary value of retentions rises and falls as each monthly payment is made on every project and as retentions are released at completion of projects, this cannot be calculated over a period of time.

Clarification received: In this question we wanted to know the amount in £s, but your answer above is very useful too and a % will be also useful. I possible you could also give us an example that in the year 2016 you held £X in retentions and actually paid back £X for completion of projects that year.

This relates and will help answer to the last question (5) which asks for "What percentage of the above amount was used for the purpose of rectifying work because the appointed firms failed to do so?" If easier you can give us the amount and we can work out %.

Housing Project costs in relation to building construction contracts funded from the Housing Capital Plan only.

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Retentions held in financial year 2015/16 - £892,710

Retentions released in financial year 2015/16 - £272,936

Non-Housing Projects

Retentions held in financial year 2015/16 - £460,669

Retentions released in financial year 2015/16 - £175,331

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

The annual percentage is nil.

We hope this helps with your request.

Yours sincerely,

Nicky Leiper
Information Compliance Officer

INFORMATION ABOUT THE HANDLING OF YOUR REQUEST

As the information which you requested is environmental information, as defined under Regulation 2(1) of the Environmental Information (Scotland) Regulations 2004 (the EIRs), ACC considered that it was exempt from release through FOISA, and must therefore give you notice that we are refusing your request under Section 39(2) of FOISA (Freedom of Information (Scotland) Act 2002). However, you have a separate right to access the information which you have requested under Regulation 5 of the EIRs, under which ACC has handled your request. Please refer to the attached PDF for more information about your rights under the EIRs.

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