

Date received:	30 th April 2024
Date responded:	29 th May 2024
Subject:	Refurbishment of Old Nurses Home Project

Question:

Refurbishment of the Old Nurses Home Project under construction by the MDC.

"In relation to Building Control Inspections please provide the number of site visits, plus the dates of the visits, plus all notes, reports, memos etc attached to each visit.

As it is banded by government that this development will be in some way owned by the taxpayer reinforces that there should be every step taken to ensure the re-construction of this building has no long-term issues which will again rebound on the taxpayer. For example, there is considerable water content in the building. I would assume that site visits have monitored this issue by meter readings. There would be considerable concern if floors were being laid over wet or already deteriorating substructures, which could cause health issues through mould presence, and expensive remedial work once units were occupied.

If it is helpful, the above-mentioned issues are the issues I would expect to be in site visit reports."

Response:

The Council can confirm that Building Control has been inspecting the property in accordance with Mandatory Notices for the commencement of certain stages of building works as specified by the Building Regulations 2014.

While the Council aims to provide information whenever possible, your request for dates of visits and any associated paperwork is exempt under Section 30(2)(a) as the disclosure would reveal trade secrets related to a third-party organisation's data relating to construction methods.

The Council's Building Control regulates the construction process involved in the erection, conversion or material alteration of a building to secure reasonable standards of Health and Safety for people in and about buildings, energy conservation, access

and facilities for people with disabilities etc. This process includes checking proposed plans to ensure they comply with the Building Control Regulations 2014. Inspections have been conducted by the Council at key stages of the project as required by law, but these inspections are prompted by third-party notifications of plans or works undertaken. Upon reviewing the information, it has been determined that this constitutes third-party commercial information, considered a trade secret, particularly since the development is in the early stages. A public interest test has been conducted, and releasing this information could prejudice contractors and architects who have provided commercial information in confidence to the Council and releasing this information could put the Council into disrepute, and under-mine and constitute a loss of trust in the building control process.

In relation to your second query, Building Control do not check for water content in buildings.

For more detailed information on the construction of the building, the relevant Government Department may be able to assist with your queries.