

Forde House
Newton Abbot
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17 January 2019

DEVON BUILDING CONTROL PARTNERSHIP COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Friday, 25th January, 2019** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.30 am**

Yours sincerely

PHIL SHEARS
Managing Director

Distribution:

- (1) The Members of the Devon Building Control Partnership Committee (subject to confirmation of Executive Members by the Leader)

Councillor Terry Pearce (Chairman)	West Devon Borough Council
Councillor Dennis Smith (Deputy Chair)	Teignbridge District Council
Councillor Patrick Kimber	West Devon Borough Council
Councillor Humphrey Clemens	Teignbridge District Council
Councillor Hilary Bastone	South Hams District Council
Councillor Rob Steer	South Hams District Council

A link to the agenda on the Council's website is emailed FOR INFORMATION (less reports (if any) containing Exempt Information referred to in Part II of the agenda), to:

- (1) All other Members of the Council
- (2) Representatives of the Press
- (3) Requesting Town and Parish Councils

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting

Public Access Statement

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- If you would like this information in another format, please telephone 01626 361101 or e-mail info@teignbridge.gov.uk
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- Reports in Parts I and III of this agenda are for public information. Any reports in Part II are exempt from publication due to the information included, under the provisions of the Local Government Act 1972.

A G E N D A

Part I

Part I (Open to the Public)

1. Apologies for absence
2. Minutes (Pages 1 - 2)
To approve the minutes of the meeting held on 9 November 2018.
3. Agreement of the agenda between Parts I and II.
4. Matters of urgency/matters of report especially brought forward with the permission of the Chairman.
5. Declarations of interest.
6. Operational Report (Pages 3 - 6)
To consider the report of the Head of Partnership.

Part II (Private)

Items which may be taken in the absence of the Public and Press on grounds that Exempt Information may be disclosed.

7. Operational Report (Pages 7 - 14)
To consider the report of the Head of Partnership.
8. Financial Monitoring Report (Pages 15 - 18)
To consider the report of the Head of Partnership.

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DEVON BUILDING CONTROL PARTNERSHIP COMMITTEE

9 NOVEMBER 2018

Present:

Councillors Pearce (Chair), Smith (Deputy Chair), Bastone, Steer, Kimber and Clemens

Officers in Attendance:

Phil Shears , Managing Director
Darren Arulvasagam, Business Development Group Manager
Andrew Carpenter, Business Manager, Head of Building Control Partnership
Nicola Denton, Building Control Partnership Manager
Sharon Sissons, Democratic Services Officer (Exeter City Council)

12. MINUTES

The minutes of the meeting held on 27 July 2018 were approved as a correct record and signed by the Chairman.

13. DECLARATIONS OF INTEREST

No declarations of interest were made.

14. HALF YEAR OPERATIONAL REPORT

The Head of Building Control Partnership presented the detail of the half yearly operational report, which monitored the performance, service delivery, development and action plans of the Partnership, which covered the building control service across South Hams and Teignbridge District Councils and West Devon Borough Council, for the period up to the 30 September 2018.

He advised that staff had been trialling new mobile software through their iPads, and had noted particular benefits when working in the field and more remote locations. The final report of the Independent Review of the Building Regulations and Fire Safety was published in May and would provide a new regulatory framework, which will help to improve the focus on building safety during design, construction and refurbishment. A new regulatory framework has also been recommended for higher risk buildings, with implications for the Partnership, as for any local authority, to ensure there were staff who were formally qualified and with proven competencies to enable it to deliver in accordance with the new framework. The Local Authority Building Control (LABC) have also set up an independently audited Quality Management System, which the Partnership has signed up to, with formal registration likely to be confirmed by 2019.

An update was also provided on Brexit and how that would affect the building control system in terms of regulations detailing the built environment standards.

Resolved – The report be noted.

15. EXCLUSION OF THE PRESS AND PUBLIC

The Chairman moved the following resolution:

Resolved – That under Section 100 (A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Act.

16. HALF YEAR OPERATIONAL REPORT

The Head of Building Control Partnership presented the detail of the half yearly operational report, which monitored the performance, service delivery, development and action plans of the Partnership for the period up to the 30 September 2018.

The Chairman referred to the recommendation for funding an extension of a temporary Technical Assistant post for six months, and he proposed that the post be extended to twelve months, but with a review after six months to establish the demand for the service. This was seconded by Councillor Robert Steer.

Resolved - The report be noted and the request for continued funding of the temporary Technical Services Assistant post to support the team be approved, for an additional period of twelve months, with a review after a period of six months to establish the demand of the service.

17. HALF YEAR FINANCIAL MONITORING REPORT

The Head of Building Control Partnership presented an update on the financial performance of the Partnership.

Resolved – The report be noted.

Chairman

Devon Building Control Partnership

South Hams District Council
Teignbridge District Council
West Devon Borough Council

Chairman: Cllr Terry Pearce

DATE: 25 January 2019
REPORT OF: Andrew Carpenter – Head of Partnership
SUBJECT: Quarterly Operational Report

PART I

Recommendation:

The Devon Building Control Partnership Committee is asked to note the report.

1. PURPOSE

To monitor the performance of the partnership.

2. BACKGROUND

The Partnership Agreement that came into operation on 1st April 2017 is hosted by Teignbridge District Council.

3. MAIN IMPLICATIONS

3.1 The Partnership continues to maintain all levels of service relating to PIs and receives positive comments from customers.

3.2 The BC Mobile software has been installed. Seven surveyors are currently using the software, accessing it using i-pads and each one having worked closely with the Technical Support Managers to develop the best and most efficient ways of using it. So far it is looking positive with particular benefits in working offline and uploading photographs. Efficient note taking enabling time to be saved throughout the day either dictation or typing on site.

It is planned to continue to roll out their use with remaining surveyors over the coming months.

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3.3 Further to the Review of Building Regulations and Fire Safety that was published in May 2018 the government have now updated Approved Document B and Regulation 7, these came into force on the 21st December. The main changes being:

- 3.3.1 The Ban on combustible materials in the external wall of buildings:

New regulation 7(2) of the Building Regulations 2010 applies to any building with a storey at least 18m above ground level and which contains:

- one or more dwellings; or
- an institution; or
- a room for residential purposes (excluding any room in a hostel, hotel or a boarding house).

This includes residential blocks of flats, student accommodations, care homes, sheltered housing, hospitals and dormitories in boarding schools with a storey above 18 m in height.

Regulation 7(2) requires that all materials which become part of an external wall or specified attachment achieve a certain class.

The definitions of external wall and specified attachments are included in Regulation 2. These definitions include any parts of the external wall and balconies, solar panels and sun shadings.

- 3.3.2 There are new definitions on Commencement of Work.

Work is considered to have commenced if the following has occurred: These are closely aligned with the definition under the Town and Country Planning Act which is helpful in cases where someone starts work in order to maintain a planning approval.

Excavations for strip/trench or pad foundations;
Preparations of ground for raft foundations;
Vibrofloatation (stone columns) piling, boring for piles or pile driving;
Drainage work specific to the buildings concerned.

- 3.3.3 Material change of use the construction of the external wall needs investigation where necessary and work evidence needs to be provided to ensure that the wall only contains materials achieving the same class as regulation 7.
- 3.3.4 Approved Document B to the Building Regulations (Fire Safety) has been updated to take into account these changes.

3.4 Demonstration of competency in respect of high risk residential buildings. One of the senior experienced surveyors has taken the initial examination and undertaken further training in order to become Nationally registered as a level 6 surveyor in the very near future. It is likely that all building control surveyors will have to become Nationally registered in due course. Level 5/5A is recognised as being fully competent to deal with all domestic and commercial buildings other than high risk.

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3.5 A Partnership surveyor recently completed training to attain a qualification as an Energy assessor enabling the partnership to offer another 'bolt-on' service which to generate extra income in the New Year.

3.6 In November 2018 the Partnership held a **Builders Recognition Event**, sponsored by the Fell Partnership so minimising costs to the Partnership. The evening went very well with approximately 70 builders attending and feedback was very encouraging, with benefits to all involved through strengthening good working relationships. This was the first event of its kind aimed at involving a lot of builders. Traditionally it is mostly Architects and other Agents who attend seminars or are involved in Awards nominations.

3.7 The 2019 DBCp awards is currently planned to take place on February 21st. A sponsor has been found, RGB/Tec build, helping to reduce costs. In order to accommodate greater numbers and to enable easier access to people attending from across the Districts the event will be held at the Dartmoor Lodge Ashburton. Timing and full details will be communicated shortly.

3.8 It has just announced that The Partnership, along with all teams registered so far on the LABC Quality Management System have been awarded UKAS Accredited ISO 9001 Certification.

3.8.1 The certification process began back in December 2017 when the LABC QMS received a Stage 1 Audit to determine both conformance to the Quality standard and suitability for purpose in Building Control. Stage 2 involved audits of 10 representative local authorities by the external body. This did not involve the Partnership.

3.8.2 Every aspect of building control has been subject to audit from leadership within the teams to individual commitment of team members, controls to ensure smooth running of processes and tasks, training and competency. As well as, every service under the public-Sector Building control remit.

3.8.3 The Partnership will be receiving an ISO 9001 Certificate with the scope 'The Provision of public sector building control and public protection services'

Andrew Carpenter
Devon Building Control Partnership

4. GROUPS CONSULTED

Teignbridge District Council, South Hams District Council and West Devon Borough Council.

Wards affected	All
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DEVON BUILDING CONTROL PARTNERSHIP

Contact for any more information	David Bealing, Andrew Carpenter
Background Papers (For Part I reports only)	
Key Decision	
In Forward Plan	
In O&S Work Programme	
Community Impact Assessment attached:	
Appendices attached:	