



## DEVON BUILDING CONTROL PARTNERSHIP COMMITTEE

**15 NOVEMBER 2019**

### PART 1

<b>Report Title</b>	<b>Half Year Operational Report - Public</b>
<b>Purpose of Report</b>	To monitor the Financial performance of the partnership.
<b>Recommendation(s)</b>	<b>The Committee RESOLVES to:</b>  <b>(1) Note the report</b>
<b>Financial Implications</b>	No financial implications included in the report Clare Moors, Accountant Tel: 01626 215248 Email: <a href="mailto:clare.moors@teignbridge.gov.uk">clare.moors@teignbridge.gov.uk</a>
<b>Legal Implications</b>	No direct legal implications Karen Trickey, Solicitor to the Council Email: <a href="mailto:karen.trickey@teignbridge.gov.uk">karen.trickey@teignbridge.gov.uk</a>
<b>Risk Assessment</b>	Risks to the Partnership are currently being managed. Andrew Carpenter Tel: 01626 215721 Email: <a href="mailto:andrew.carpenter@devonbuildingcontrol.gov.uk">andrew.carpenter@devonbuildingcontrol.gov.uk</a>
<b>Environmental/ Climate Change Implications</b>	There are no Environmental/Climate Change Implications Andrew Carpenter Tel: 01626 215721 Email: <a href="mailto:andrew.carpenter@devonbuildingcontrol.gov.uk">andrew.carpenter@devonbuildingcontrol.gov.uk</a>
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<b>Appendices</b>	None
<b>Background Papers</b>	None

## **1. Purpose**

- 1.1 To provide an update on the operational performance of the Partnership after 6 months of the current financial year.

## **2. Staffing**

- 2.1 An internal appointment has been made to fill the vacancy of an Area Surveyor post. This was a natural progression for the existing Apprentice, at the end of his 2 year contract. Shortly after his appointment, he attended the LABC President's Reception in London, where he received the prestigious LABC Trainee of the Year Award. This is National recognition of his exceptional progress and development towards becoming a fully qualified Building Control Surveyor.
- 2.2 Following the agreement of the Committee to fund a new Apprentice post an appointment has recently been made, with the successful applicant having commenced on 22 October. He has enrolled at Exeter College to complete a BTEC Level 3.
- 2.3 Changes have been made to the Tech Support team to fulfil the roles of the recently departed Building Control Technician. This includes the permanent appointment of a temporary member of the team, increase in hours for another and replacement of the Technical Support Apprentice with an Admin Assistant post.
- 2.4 One of the proposed changes in the Hackitt Report following the Grenfell tragedy was to introduce a scheme of registration for all building control surveyors at levels appropriate to their competency. LABC introduced Technical Assessments to enable surveyors to demonstrate competency and register. All except the Apprentice are currently registered at Level 5 which demonstrates competency to deal with non-high risk domestic and commercial buildings. One surveyor recently passed Level 6 and became a Fire Safety Specialist with proven capabilities to work on complex buildings. Most surveyors in the Partnership are scheduled to take this assessment in the near future ensuring that DBCP surveyors are trained and qualified to the highest standards and are equipped to manage high risk buildings in the future.

### **3. Events**

- 3.1 Technical training and seminars for customers continues with the joint arrangements between the Partnership and Plymouth Building Control. Two Breakfast seminars took place in the summer at Forde House and the 'Building Together Devon' event at the River Dart Country Park in October. The latter included sponsorship from technical exhibitors and LABC, together with a number of technical presentations throughout the morning. Attendance was in the region of 120 with standing room only for some staff members. Some excellent feedback has been received and credit given to the Partnership Business Development and Support Managers who put in a lot of work to arrange the event.

### **4. Quality management**

- 4.1 The Partnership continues to internally audit procedures in line with LABC ISO 9001 registration. Whilst the audits show that required standards are currently being achieved the opportunity is being taken to further develop and improve inspection records to high standards, particularly with the increased use of photographs as evidence of what has been inspected on site.

### **5. Update on changes in legislation/building regulations**

- 5.1 **Building Safety Standards Legislation.** The Queen's speech recently said that Ministers will bring forward laws to implement new building safety standards, learning from the Grenfell Tower Fire and bring about a fundamental change in the regulatory framework for high rise residential buildings. The main elements are:

- A new safety framework for high-rise residential buildings, taking forward the recommendations from Dame Judith Hackitt's independent review of building safety, and in some areas going further by:
  - Providing clearer accountability for, and stronger duties on, those responsible for the safety of high-rise buildings throughout the building's design, construction and occupation, with clear competence requirements to ensure high standards are upheld.

- Giving residents a stronger voice in the system, ensuring their concerns are never ignored and they fully understand how they can contribute to maintaining safety in their buildings.
- Strengthening enforcement and sanctions to deter non-compliance with the new regime in order to hold the right people to account when mistakes are made and ensure they are not repeated.
- Developing a new stronger and clearer framework to provide national oversight of construction products, to ensure all products meet high performance standards.
- Developing a new system to oversee the whole built environment, with local enforcement agencies and national regulators working together to ensure that the safety of all buildings is improved.
- Legislating to require that developers of new build homes must belong to a New Homes Ombudsman.

**5.2 The Future Homes Standard: Changes to Part L and Part F of the Building Regulations for new dwellings.** MHCLG are currently consulting on plans for the Future Homes Standard, including proposed options to increase the energy efficiency requirements for new homes in 2020. The Future Homes Standard will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency; it will be introduced by 2025. This is the first stage of a two-part consultation about proposed changes to the Building Regulations. It also covers the wider impacts of Part L for new homes, including changes to Part F (ventilation), its associated Approved Document guidance, airtightness and improving as-built performance of the constructed home.

## **6. Update on Approved Inspectors insurance issues**

6.1 The situation with a number of Approved Inspectors having ceased trading due to inability to renew insurance is being monitored by LABC. Guidelines on how to deal with works in progress that transfer to Local Authority control have been issued. Previously reported were that four Approved inspectors were currently affected. No further ones have been affected to date and the Partnership is managing all projects that have reverted to its control.

## **7. Implications, Risks and Climate Change Impact**

7.1 The Partnership Agreement that came into operation on 1st April 2017, currently hosted by Teignbridge District Council, requires a minimum of four meetings per year to monitor its performance.

7.2 The risks to the Partnership are:

- Failure to deliver the service
- Staff resourcing
- Loss of Market share
- Lack of ability to react to changes in policy/legislation
- Changing workload
- Failure to break even financially
- Withdrawal of a Partner council

7.3 There are no direct carbon/environmental implications arising from the recommendation to this report.

The building control service impacts on climate change in the following ways:

- Travelling. The only viable means of travelling to sites across the geographical area of the Partnership is by car. The amount of travelling demand is directly proportional to business demands, however when more inspections are carried out on a day it will reduce the ratio of miles per inspection. The Group Leaders manage the Partnerships inspections on a daily basis to maximise efficient use of surveyors and travelling.
- The building regulations directly impact climate change by imposing requirements relating to Conservation of Fuel and Power.

## **8. Conclusion**

The Partnership continues to be managed by the Host Council in accordance with the Partnership Agreement, maintaining service delivery, cost effectiveness and meeting agreed performance objectives.