



Email: Comsec@Teignbridge.gov.uk

21 July 2025

DEVON BUILDING CONTROL PARTNERSHIP COMMITTEE

A meeting of the Devon Building Control Partnership Committee will be held on **Monday, 28th July, 2025** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

Membership:

Councillor John Birch
Councillor Ric Cheadle
Councillor John McKay
Councillor Terry Southcott
Councillor Gary Taylor
Councillor Suzanne Sanders

South Hams District Council
West Devon Borough Council
South Hams District Council
West Devon Borough Council
Teignbridge District Council
Teignbridge District Council

Please Note: Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. By entering the meeting room you are consenting to being filmed.

A G E N D A

Part I (Open to the public)

1. Apologies for absence
2. Election of Chair
To elect a Chair from among the partner Councils.
3. Election of Vice Chair
To elect a Vice-Chair from among the partner Councils.

4. Minutes (Pages 3 - 6)
5. Declarations of interest.

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.

6. Part 1 Operational Report 2025-2026 Q1 (Pages 7 - 12)
7. Local Government (Access to Information) Act 1985 - Exclusion of Press and Public
RECOMMENDED that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of items 8 to 10 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act.

Part II (Private)

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

8. Part 2 Operational Report AGM & Q1 28th July 2025 (Pages 13 - 26)
9. Part 2 DBCP Operational Plan Q1 2025-2026 (Pages 27 - 38)
10. Part 2 Financial Report (Pages 39 - 50)

DEVON BUILDING CONTROL PARTNERSHIP COMMITTEE**31 MARCH 2025****Present:**

Councillors Birch (Vice-Chair), Cheadle, McKay, C Parker, Southcott and G Taylor (Chair)

Officers in Attendance:

Drew Powell, Corporate Director – Strategy and Governance
Christopher Morgan, Trainee Democratic Services Officer
Nigel Hunt, Head of Devon Building Control Partnership
Neil Blaney, Director of Place
Simon Arthurs, Interim Deputy Chief Finance Officer (Deputy S151)
Gordon Bryant, Head of Financial and Audit Services
Joanne Butler, Accounting Technician
Matthew Long, Accountant

1. MINUTES

It was proposed by Cllr G Taylor and seconded by Cllr Cheadle that the minutes of the previous meeting be agreed as a correct record and signed by the Chair.

A vote was taken. All were in favour.

Resolved

That the minutes of the previous meeting be agreed as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST.

None.

3. PART 1 OPERATIONAL REPORT 2024-2025 Q3 & Q4

The Head of the Partnership introduced the item to the Committee. He advised the Committee that they were in the process of drawing out information on KPIs. He also noted that market share was being regained and that an appointed registered building inspector had been hired. He was looking to form a panel of customers that would meet twice a year to discuss issues.

In response to a question on the risk posed by the Local Government Reorganisation, the Head of the Partnership confirmed that this would be a risk

item starting next year. It was considered that the move to unitary in other councils led to challenges for Building Control departments.

The Committee were informed that the software package used by DBC was Uniform and the software had not been updated with mandatory KPI information. Whilst other software was available, this would have a cost implication.

In response to a question on the Partnerships role in addressing environmental impact, the Head of the Partnership responded that they can only try and influence customer decisions.

It was proposed by Cllr G Taylor and seconded by Cllr C Parker that the report be noted.

A vote was taken. All were in favour.

Resolved

That the report be noted.

4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 - EXCLUSION OF PRESS AND PUBLIC

It was proposed by Cllr G Taylor and seconded by Cllr Birch that the press and public be excluded as per the resolution below.

RESOLVED

That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the items below on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act.

5. PART 2 OPERATIONAL REPORT 2024-2025 Q3 & Q4

The Head of the Partnership introduced the item to the Committee.

The Committee discussed the report, including staffing, the Building Infrastructure Levy, the DBC Audit, the reporting of KPIs through Uniform, enforcement, TDC reorganisation and the LABC awards.

It was proposed by Cllr G Taylor and seconded by Cllr Birch that the report be noted, and that once both the Audit report and KPI findings are available and circulated that a MS Teams meeting be held to discuss both.

Resolved

That the report be noted, and that once both the Audit report and KPI findings are available and circulated that a MS Teams meeting be held to discuss both.

6. PART 2 DBCP OPERATIONAL PLAN Q2 2024-2025

The Head of the Partnership introduced the item to the Committee.

The Committee discussed the reporting of KPIs including examples of KPIs and that they are largely not interconnected. They also considered the ways that enforcement could be carried out. Other topics of discussion were staff morale, new building regulations, the DBC Strategy Board, vacancies, and the MTFP.

It was proposed by Cllr G Taylor and seconded by Cllr Birch that the report be noted and that the Committee thanks the DBC Officers for their hard work.

A vote was taken – all were in favour.

Resolved

That the report be noted and that the Committee thanks the DBC Officers for their hard work.

7. PART 2 FINANCIAL REPORT

The Interim Deputy Chief Financial Officer introduced the item to the Committee.

The 2024-25 estimated year-end position was presented and discussed before the 2025-26 budget was covered. The Committee discussed the Partnership reserves, the strategy board, impacts on the Building Control industry, the approval of the draft budget, the use of time recording, and the different income levels from Building Control work for the 3 authorities. The difference between budget and forecasts was highlighted as a result of the income sensitivity and the proposals to keep the volatility of finance risk on the Head of Partnerships operational risk register. It was noted that the draft budget figures would come to the Committee in November in future in accordance with the Partnership agreement.

The Committee also considered the additional Local Government Pension Scheme payments charged to the Devon Building Control Partnerships reserve account. It was noted that it had been agreed 3 years ago that annual contributions to the pension fund would be made by Devon Building Control Partnership and that the figures went before the DBC Strategy Board for approval. The Interim Deputy Chief Financial Officer would discuss the final figure for the year with the Director of Corporate Resources (Chief Finance Officer) and confirm if there was any requirement for a similar additional charge in relation to 2025-26...

It was proposed by Cllr Birch and seconded by Cllr Cheadle that the report be noted and that when determined, any additional charges in relation to the Local

Government Pension Scheme chargeable to the Devon Building Control Partnership reserve account would be brought to the Strategy Board for confirmation.

A vote was taken. All were in favour.

Resolved

That the report be noted and that when determined, any additional charges in relation to the Local Government Pension Scheme chargeable to the Devon Building Control Partnership reserve account would be brought to the Strategy Board for confirmation.

CLLR G TAYLOR
Chair

The meeting started at 10.00 am and finished at 12.00 pm.



DEVON BUILDING CONTROL PARTNERSHIP COMMITTEE

MEETING DATE 28TH JULY 2025

Report Title	Operational Report AGM & Q1 2025/26 Part 1
Purpose of Report	To provide an update on the operational performance of the Partnership for the periods above
Recommendation(s)	The Committee RESOLVES to: (1) Note the report.
Financial Implications	To be covered in Financial Report Part 2 papers.
Legal Implications	There are no legal implications associated with this paper Paul Woodhead Head of Legal and Democratic Service paul.woodhead@teignbridge.gov.uk
Environmental/ Climate Change Implications	The ability of Building Control to deliver services during times of increased workloads on physical site inspections may have implications on the energy and carbon performance of buildings, however, from experience gained the increase in agile working helps to mitigate any significant negative effects. Nigel Hunt Tel: 01626 215721 Email: nigel.hunt@devonbuildingcontrol.gov.uk
Report Author	Nigel Hunt Tel: 01626 215721 Email: nigel.hunt@devonbuildingcontrol.gov.uk
Partnership Chairman	Cllr Gary Taylor Gary.Taylor@Teignbridge.gov.uk
Appendices	See Part 2
Background Papers	None

PURPOSE

To provide reports as required under the Devon Building Control Partnership Agreement 2017.

REPORT DETAIL

The reports for the Joint Committee meetings are supported by the Partnership's Operational/Business Plan. This will be the main source of information/discussion with additional sensitive information contained in the Part 2 report. Also, as all financial information is considered confidential under the various Cipfa guidelines and Local Government Acts pertaining to Building Control there will no longer be any such information disclosed in Part 1 reports. The only financial data that the partnership is obliged to publish is a brief summary of our end of year accounts.

2.1 Operation

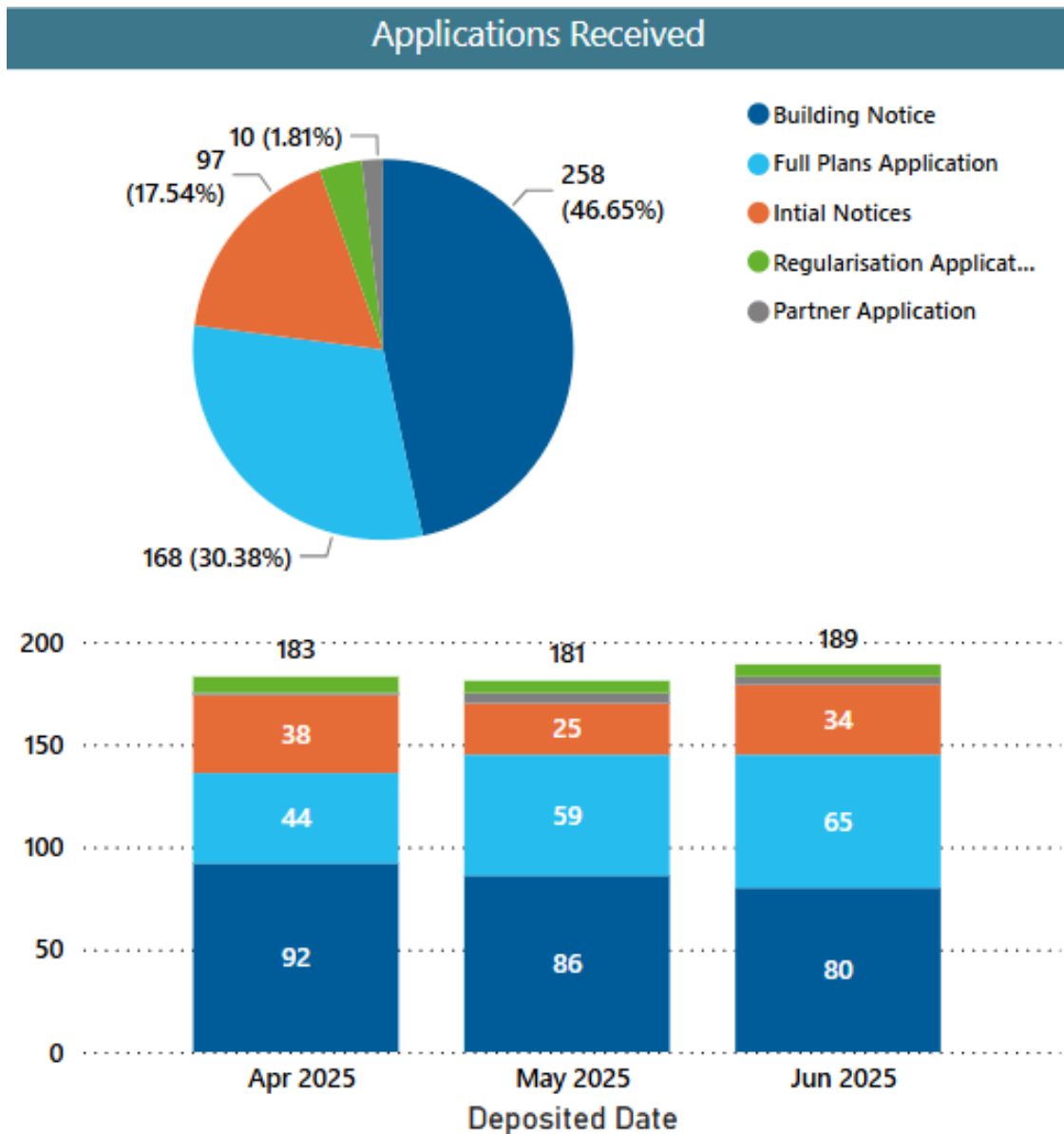
The Partnership has been in operation for 17 years and is hosted by Teignbridge District Council

The Partnership continues to successfully deliver the building control service across the three Authorities, maintaining high standards and continues to operate within agreed annual budgets.

Performance

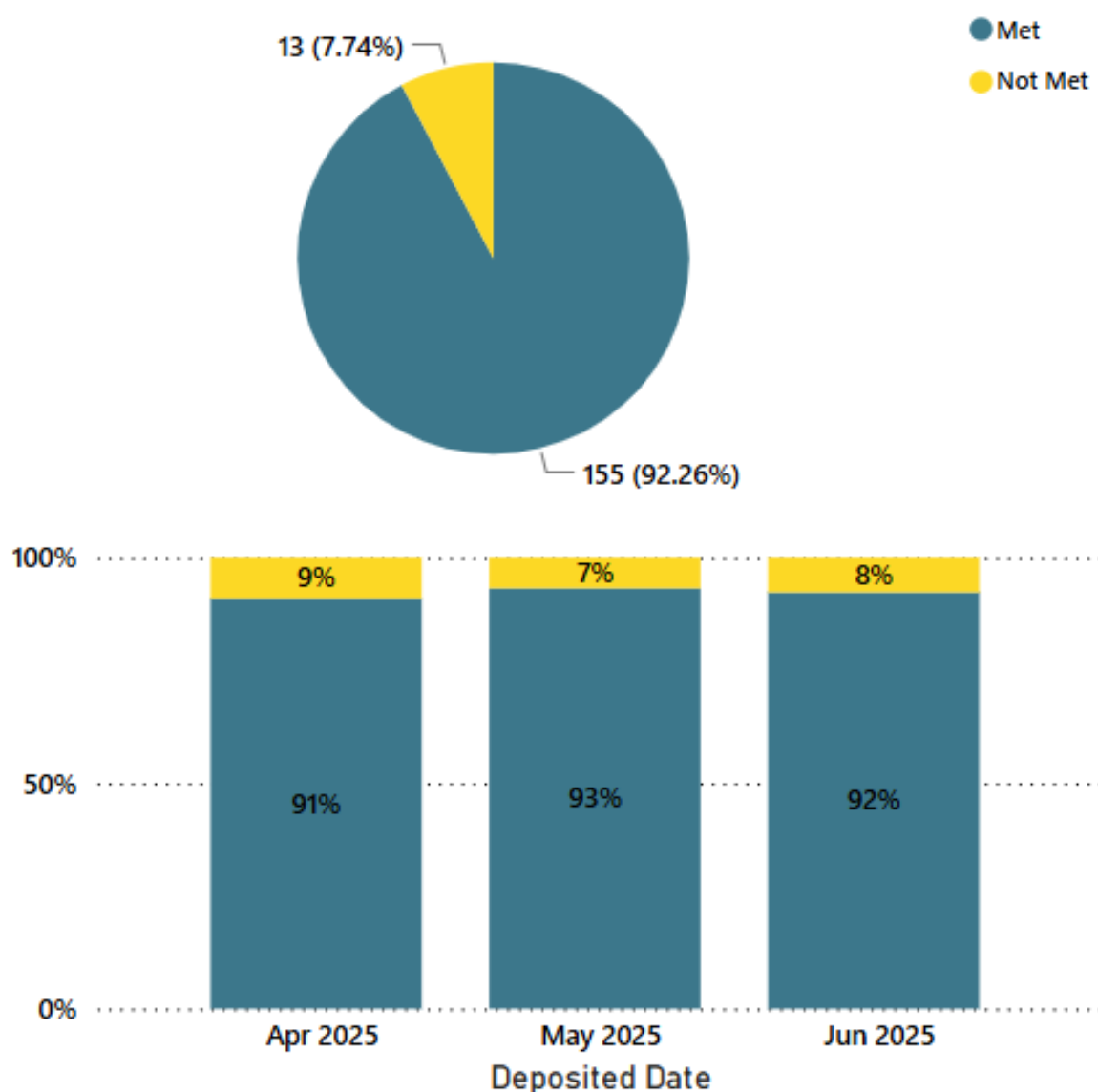
The Partnership continues to maintain all levels of service relating to current PIs and receives positive comments from customers.

Statistics for Quarter 1

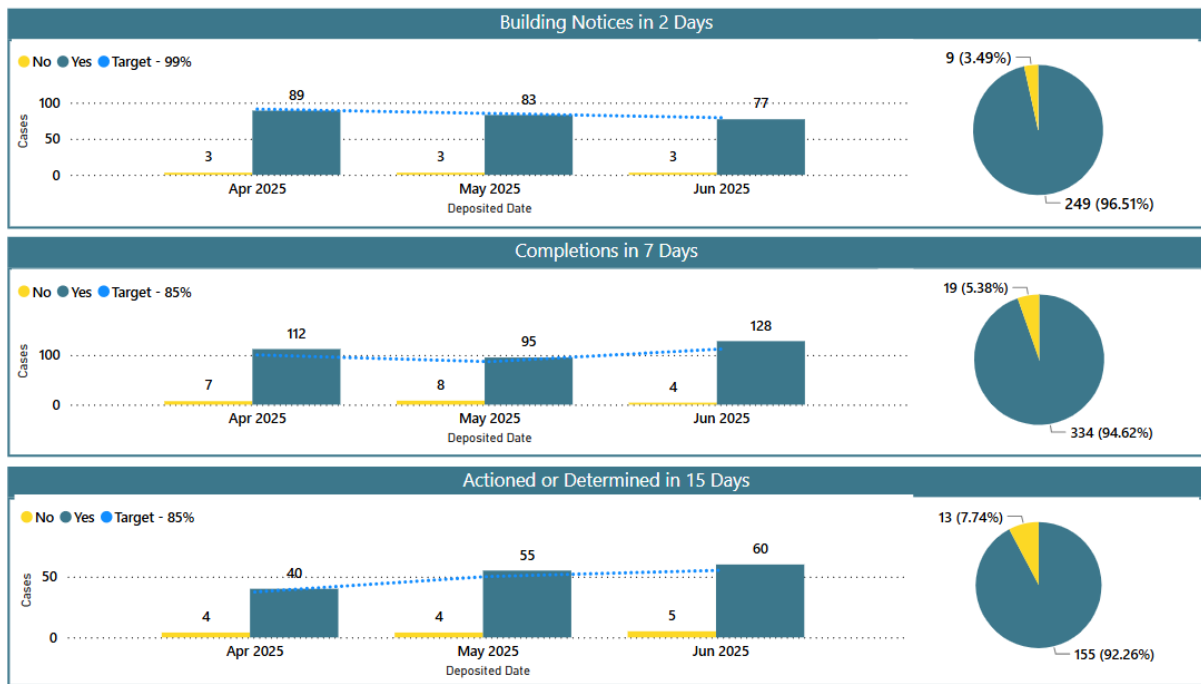


The number of initial notices means that partnership's market share across the first quarter is approximately 83%. This means that market share over all categories remains stable.

Full Plan Applications - % checked within 15 working days



The number of applications checked within 15 days has remained stable across the first quarter, which is a credit to the Technical Support Team coming to terms with the issues, in the new requirements, for validating submissions. This includes the need for signatories for the Applicant, Lead Designer and Lead Contractor.



All KPI's above are within the set parameters.

It should be noted that the KPI's will likely change during the current financial year as these will be set nationally by the regulator and will be reported quarterly.

Staff

Staff matters will be discussed in Part 2.

Marketing and events

The Partnership has continued to provide a series of online and in-person briefing sessions with customers regarding the changes in legislation. The Partnership is also looking to form a new Customer Liaison Panel in 2025-26.

2.2 Legal

The Partnership, currently hosted by Teignbridge District Council, meets quarterly to monitor its performance. Performance monitoring is required under the Partnership Agreement that came into operation on 1st April 2017

2.3 Risks

Risks to the Partnership's business are documented and reviewed quarterly. Please see Operational Plan in Part 2 for more detail.

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 follow financial protocols and requirements of Cipfa guidance.

Withdrawal of a Partner council

2.4 Environmental/Climate Change Impact

There are no direct carbon/environmental implications arising from the recommendations in the report. However, it should be noted that the Partnership will be taking an active role in supporting the Southwest Energy Partnership (between Devon, Bristol and Plymouth Councils) on low carbon projects in the region, primarily retrofit.

CONCLUSION

The Partnership Account continues to be managed by the Host Council in accordance with the Partnership Agreement, maintaining cost effectiveness and in accordance with agreed budgets.