

Overview and Scrutiny – Outside Organisation Update from the Council’s appointed representatives

Councillor Gary Taylor

Organisation: Devon Building Control Partnership

The Council’s representatives are invited to report on any meetings of the appointed outside organisation, the role the organisation(s) they represent plays in promoting and aligning with the Council's priorities, policies and strategies, their impact and results, and advising on partnership discussions which are open and in the public domain. Feedback is scheduled across a full year cycle once per annum for most organisations and twice where meetings are more frequent (greater than 5).

<p>Purpose of the Organisation:</p>	<p>Devon Building Control Partnership is located here in Forde House and performs the Building Control function for the 3 local authorities of South Hams, Teignbridge and West Devon.</p> <p>The Partnership membership representation is drawn from the 3 authorities, with 2 serving members from each, holding relevant planning responsibilities. The chair of the partnership is nominated annually, rotating between the 3 authorities. The Head of DBCP is Nigel Hunt, while other lead officers are again drawn from the local authorities. The meetings are normally hosted at Forde House, although a recent meeting was also held in South Hams, at Follaton House, Totnes.</p> <p>As the Partnership says on its website, Building Control approval is totally separate to Planning Permission. You may need one, or the other, or both.</p> <p>As members will know, Planning Permission deals with the appearance of any proposal and the effect it will have on neighbours, local amenities and highways - whereas Building Control exist to ensure buildings are safe to use, energy efficient and accessible.</p> <p>This is largely achieved through the national Building Regulations by the approval of plans and specifications - and via site inspections.</p> <p>Devon Building Control Partnership services extend beyond these core needs, allowing homeowners and businesses to have access to surveyors for advice at the design stage and through to the completion of works.</p> <p>The Partnership also has a role in surveying and managing dangerous structures. This responsibility is often non-chargeable.</p>
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<p>Attendance requirements/ meetings attended:</p>	<p>Quarterly meetings, covering operations, service KPIs, budget, pension provision, staff retention, recruitment, promotion and marketing.</p> <p>Both myself and Cllr Suzanne Sanders have been in regular attendance in the FY 2025/26</p>
<p>Feedback:</p>	<ul style="list-style-type: none"> • challenges in the sector due to new and impending legislation • market sensitivity due to economic concerns • reserves expected to remain above minimum threshold in FY
<p>Examples of where the brief above has been followed:</p>	<ul style="list-style-type: none"> • Budget and other details available to view on request
<p>Additional information relevant to Overview & Scrutiny including the value that TDC brings to this organisation and/or why this organisation needs TDC:</p>	<p>Building Control legal and regulatory requirements</p> <ul style="list-style-type: none"> • Local authorities are required to register with the Building Safety Regulator to operate legally. • Building regulations updated from October 1, 2023, introducing new roles such as Client, Principal Designer, and Principal Contractor. • Application forms now include additional questions about building details, use, and safety compliance. • New procedures for starting work, including notices of commencement, specify when work is deemed to have started. • Completion notices and declarations must be submitted within five days of project completion, confirming compliance. <p>Building Categories and Registration</p> <ul style="list-style-type: none"> • Building categories range from residential dwellings to non-standard structures, with specific height and use limits. • Four registration classes determine inspectors' authority and supervision levels, from Class 1 to Class 4. • Registration is mandatory for private sector building control professionals to operate in England.
<p>Does the Council incur an annual fee</p>	<p>No</p>

<p>to enable the Council to have a representative on this organisation. How much is the fee and does it represent value for money for the Council.</p>	
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