



## DEVON BUILDING CONTROL PARTNERSHIP COMMITTEE

**24 JANUARY 2020**

<b>Report Title</b>	<b>Q3 Operational Report - Public</b>
<b>Purpose of Report</b>	To provide an update on the operational performance of the Partnership after 9 months of the current financial year.
<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 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 comments to add. David Eaton Tel: 01626 215064 Email: <a href="mailto:david.eaton@teignbridge.gov.uk">david.eaton@teignbridge.gov.uk</a>
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<b>Partnership Chairman</b>	Cllr Terry Pearce <a href="mailto:Cllr.Terry.Pearce@westdevon.gov.uk">Cllr.Terry.Pearce@westdevon.gov.uk</a>
<b>Appendices</b>	None
<b>Background Papers</b>	None

### 1. Staffing

Committee  
Date of meeting

- 1.1 It was recently reported that Surveyors' competency levels are being recorded nationally to ensure only those who are fully competent can work on a particular project. This was one of the changes brought about as a result of the Hackitt report that followed the Grenfell disaster. The highest competency is Level 6 which relates to higher risk and complex buildings.
- 1.2 Nine Partnership Surveyors who sat the level 6 competency validation assessment in November have been confirmed as having passed. Their details are now entered on the LABC Register of Competency. They join one other surveyor who successfully took the assessment earlier in 2019.

## **2. Events**

- 2.1 The Partnership Awards for projects completed in 2019 will take place on Thursday 19<sup>th</sup> March 2020. The venue is still to be confirmed. Members will be contacted once the arrangements have been finalised.
- 2.2 Nominations are also being put forward for the SW LABC Awards which are due to take place on Friday 5<sup>th</sup> June at the Crowne Plaza, Plymouth.
- 2.3 A very successful staff training event covering fire safety took place in November 2019. This was an all-day event that was delivered by an independent fire safety expert covering developments that are likely following the Hackitt Report. It was thought this event could be repeated for customers and this has now been arranged to take place on 4<sup>th</sup> March at Old Forde House. The event is already fully booked.

## **3. Update on changes in legislation/building regulations -**

### **The Future Homes Standard: changes to Part L and Part F of the Building Regulations for new dwellings**

- 3.1 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.
- 3.2 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.

- 3.3 The Partnership is working with officers from each Partner council to assist in their respective responses, as well as the partnership's own.

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

- 4.1 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.

- 4.2 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

- 4.3 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.

#### **5. 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.