

Directorate: ECONOMIC GROWTH & REGENERATION

Proposal : BUILDING CONTROL

PROPOSAL DETAILS

This is a proposal to remodel the current Building Control Service to ensure it has sufficient levels of cover for all statutory functions (e.g. dangerous buildings call-out; enforcement of building regulations, and the operation of a modern and customer-focused building control plan-checking and site inspections service)

The Service currently has 1 Building Control Officer on its' establishment. Attempts to recruit to vacant posts over the last 3 years have resulted in no qualified candidates. As a consequence the Council has been supported by Urban Vision during the last 3 years in the delivery of its statutory building control functions. Urban Vision will cease to exist as a contracting-out organisation in January 2020, and as such a similar (temporary) arrangement has been agreed with Capita until October 2020, to ensure that the Council can meet its statutory functions. This is increasingly important given the likely recommendations of the Grenfell Inquiry, which is due to enter into Phase 2 Hearings in January 2020

REVENUE REQUIREMENTS

	2020/21	2021/22	2022/23	2023/24
GENERAL FUND	£	£	£	£
Staffing Capacity	169,100	110,200	118,200	126,700
Income	(50,000)	(55,000)	(60,000)	(70,000)
Total	119,100	55,200	58,200	56,700

COUNCIL PRIORITIES

A Sustainable District	The building regulations are at the forefront of the energy efficiency of buildings (both new build and retrofitting existing buildings). Enforcing compliance with the building regulations is the responsibility of this Team
An Inclusive and Prosperous Local Economy	Ensuring safe and compliant buildings saves money for homeowners and businesses in the longer term.
Healthy & Happy Communities	Ensuring safe and compliant buildings that are capable of being lived in efficiently, and at low-cost (fuel/heating/cooling) is an important indicator of a healthy/happy community.
A Co-operative Kind and Responsible Council	This Team provides statutory functions in terms of ensuring building safety. It seeks to do so by working collaboratively with its' customers, but using enforcement powers where necessary.

CROSS CUTTING THEMES	
Climate Emergency	The building regulations are at the forefront of the energy efficiency of buildings (both new build and retrofitting existing buildings), which are critical to addressing the climate emergency. Whatever the changes to national legislation, enforcing compliance with the building regulations remains the responsibility of this Team.
Community Wealth Building	Building regulations cannot insist on local supply chains (unlike planning), but the impacts of its' regulatory regimes is to provide economic and environmentally sustainable buildings.
Citizen Engagement	Only insofar as working with users of the building control service, including complainants regarding dangerous buildings/enforcement matters.

PERFORMANCE OUTCOMES		
Outcome	Performance Measure	Target
The Team can respond appropriately and quickly to dangerous buildings call-outs	To ensure that all reports of dangerous buildings are visited within 24 hours	80%
The Team can compete effectively (given improved capacity) to win plan-checking and site inspection work from private sector competitors	To have a market share of 40% after the first 18 months, rising in future years (late performance measures to be agreed)	40% market share for local authority building control