

## BUILDING CONTROL UPDATE AND PROGRESS TO APRIL 2024

Development and Conservation Advisory Committee – 12 December 2023

**Report of:** Chief Officer – Planning and Regulatory Services and Building Control Manager

**Status:** For Consideration

**Also considered by:**

- None

**Key Decision:** No

**Executive Summary:** A Report will be presented by the Building Control Manager highlighting future and current changes to the Building Control Service

**This report supports the Key Aim of:** Supporting the Community Plan by ensuring that our built environment is a healthy and safe place live and visit. Also ensuring that new buildings and buildings undergoing major renovations are energy efficient, and accessible to everyone.

**Portfolio Holder:** Cllr. Simon Reay

**Contact Officer:** Duncan White, Ext. 7114

**Recommendation to Development and Conservation Advisory Committee to note** changes to the Building Control Service are being made and there are further changes to be implemented.

**Reason for recommendation:** Members to be aware of changes to the legal standing of Building Control and others who use the Building Control Service, and that the changes may affect the operation of the Service.

## Introduction and Background

- 1 The Construction Industry is undergoing a significant change in how it functions. The Building Control Manager will give a presentation covering key aspects of the changes to Building Control and to the construction industry.
  - a. Impact on Building Control
    - i. Legislation –Registration of Building Control Inspectors, Enforcement, Building Safety Regulator, Building Control Approvers, Transitional changes.
    - ii. In practice – Changes to details to be provided at application and at completion. New processes, new forms, new certificates
  - b. Implications to householders/designers/builders – responsibility now defined
  - c. Changes to other areas of the construction industry – New Home Ombudsman, Safety Products, Responsible Persons Act
  - d. Performance Indicators – Work load, market share.
- 2 This report is for information only; to ensure that Members are aware of the changes underway

## Other options Considered and/or rejected

Not Applicable

## Key Implications

### Financial

No effect expected at this time

### Legal Implications and Risk Assessment Statement.

Legal implications are currently being considered but will be referred to in the PowerPoint presentation.

### Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

### Net Zero Implications

The decisions recommended through this paper have a remote or low relevance to the council's ambition to be Net Zero by 2030. There is no perceived impact regarding either an increase or decrease in carbon emissions in the district, or supporting the resilience of the natural environment.

Other Key Implications to be covered in Power Point presentation.

## **Conclusions**

All options for a way forward and the advantages and disadvantages of each option.

### **Appendices**

Nil

### **Background Papers**

Building Regulations 2010 as amended

<https://www.legislation.gov.uk/uksi/2010/2214/contents>

Building Act 1984

<https://www.legislation.gov.uk/ukpga/1984/55/contents>

Building Safety Act 2022

<https://www.legislation.gov.uk/ukpga/2022/30/contents>

**Richard Morris**

**Deputy Chief Executive and Chief Officer – Planning and Regulatory Services**