
Report To: Safe, Sustainable Communities Committee

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Report By: Corporate Director, Regeneration and
Environment

Report No:
SS/10/09/03/SJ/NM

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Subject: Building Standards Performance

1.0 PURPOSE

- 1.1 The purpose of this report is to report on the performance of the Building Standards Team working within the Regeneration and Planning Service.

2.0 SUMMARY

- 2.1 The principal aim of the Building Standards Team is, through the application of the building standards, to promote the health, safety, welfare and convenience of people in or about buildings, furthering energy conservation and sustainable development. In 2009-10 548 building warrants were determined, generating a fee income of £310,665. While application numbers increased by 50 (9.1%) from 2008-9, fee income dropped by £118,523 as the number of larger fee generating proposals declined.
- 2.2 Building warrant applications contribute significantly to the local economy. Projects with a build value of £59.7 million were received in 2009-10.
- 2.3 There are no national performance indicators for building standards, however the Building Standards Customer Charter sets targets. Performance has improved markedly since the introduction of an IT support system has facilitated reliable comparison. In the year ending 31 March 2010, 83% of warrants were assessed within 20 working days, up from 23% in 2008. The issuing of warrants within 10 working days of requesting additional information has risen to 76% from 50%, and the processing of completion certificates within 10 working days is up 15% to 93%. In the last year, the average time taken to register a building warrant is now 2 days, and the time taken to advise that warrants are invalid is now 2.8 days.

3.0 RECOMMENDATION

- 3.1 It is recommended that the Committee notes the position.

4.0 BACKGROUND

- 4.1 The principal aim of the Building Standards Team is, through the application of the building standards, to promote the health, safety, welfare and convenience of people in or about buildings, furthering energy conservation and sustainable development. In 2009-10 548 building warrants were determined, generating a fee income of £310,665. While application numbers increased by 50 (9.1%) from 2008-9, fee income dropped by £118,523 as the number of larger fee generating proposals declined.
- 4.2 Building warrant applications contribute significantly to the local economy. Projects with a build value of £59.7 million were received in 2009-10.

5.0 PERFORMANCE

5.1 There are no national performance indicators for building standards, however the Building Standards Customer Charter sets targets. Performance has improved markedly since the introduction of an IT support system has facilitated reliable comparison.

5.2 The performance against targets is as follows:

- Building warrants assessed within 20 working days of registration (target 80%):

April 2009-March 2010	83%
April 2008-March 2009	74%
October 2007-March 2008	23%

- Building warrants issued within 10 working days following request for additional information (target 100%):

April 2009-March 2010	76%
April 2008-March 2009	68%
October 2007-March 2008	50%

- Response to requests for completion certificates within 10 working days (target 100%):

April 2009-March 2010	93%
April 2008-March 2009	80%
October 2007-March 2008	78%

- Register building warrant applications within 4 working days:

April 2009-March 2010	average 2.0 days
April 2008-March 2009	average 4.7 days

- Inform of 100% invalid building warrant applications within 4 working days:

April 2009- March 2010	average 2.8 days
April 2008-March 2009	average 5.4 days

- Following satisfactory inspection, issue 100% notices of acceptance within 3 working days:

April 2009-March 2010	average 1.1 days
April 2008-March 2009	average 1.1 days

6.0 IMPLICATIONS

6.1 **Legal:** None.

6.2 **Finance:** None

6.3 **Personnel:** None

7.0 CONSULTATION

7.1 **Chief Financial Officer:** No financial implications.

7.2 **Head of Legal and Democratic Services:** No legal implications.

7.3 **Head of Organisational Development, HR and Performance:** No personnel implications.

8.0 CONCLUSION

8.1 It is recommended that the Committee notes the position.

9.0 BACKGROUND PAPERS

9.1 Inverclyde Council Building Standards Balanced Scorecard and Business Plans 2008-11, 2009-12 and 2010-13.