



## **Leicestershire Building Control Partnership Service Delivery 2024/25**

### **Background**

For the last twelve months discussions have been taking place with partners on the potential impact of the new Building Safety Act 2022 and the new Building Safety Regulator Regime.

Reports, briefing notes and presentations have been provided to Leicestershire Building Control Executive Board members and portfolio holders.

Alongside this the Partnership Manager and Team Leader have undertaken extensive work to prepare staff for the change in regulations including supporting surveyors to be able to apply and take the exams that are required for them to be able to operate.

We have highlighted through our risk register that these changes provide the greatest risk to the continued delivery of the building control service. All partners were asked to include a risk within their own district risk registers.

### **Current Position**

A service plan has been developed as part of Blaby's Corporate requirements; this service plan is stored on the Pentanna system. The partnership Manager and Team Leader are responsible for updating the service plan, including the performance measures that support delivery.

Performance and financial reports are shared with all partners on a quarterly basis for them to share via their performance measurement systems to senior managers and elected members.

Day to day decisions on the delivery of the service are made by the two managers, any major changes to delivery would be brought to the Executive Board not for decision making but for information.

### **Future Changes to Service Delivery**

The table below details the changes we will need to make to the day-to-day delivery of the Building Control Service to meet the requirements within the act and the BSR regime.

<b>Current Delivery</b>	<b>Future Delivery</b>	<b>Potential Impact</b>
All inspections are undertaken the next day or at a time requested by the customer.	We will amend our current service standard to say that inspections will be undertaken by the next working day.	Little impact other than a slight delay in response times for inspections and not the same day service once offered.

<p>All surveyors can pick up any work that comes in.</p>	<p>Surveyors will only be able to work on and undertake inspections that they are qualified/registered to undertake.</p>	<p>For customers of large or complex jobs this may mean that they will have to wait longer for the higher-level surveyors to be available or there could be delays in dealing with an application. It may also mean that we may have to bring in Agency staff at additional cost, but they are likely to be in short supply. Some staff may need supervision by other registered Surveyors.</p>
<p>Technical Officers able to release certain legal notices such as approvals and completion certificates</p>	<p>Surveyors will need to vet and check prior to releasing certificates</p>	<p>Number of inspections a surveyor can undertake each day will reduce.</p>
<p>Performance statistics are collected on the uniform system and shared with partners quarterly.</p>	<p>We will also need to collect additional data to evidence achievements against National KPI's and Performance standards and send to the BSR. Future reports to Exec board members will change to reflect new national KPI's.</p>	<p>Additional admin and management resource may be required to do this at an additional cost to partners.</p>
<p>Staff Examination costs and lost time due to training are minimal at the moment other than those doing trainee type courses and CPD training.</p>	<p>Examination and future registration costs for all Surveyors are not going to be paid by the BSR or LABC like they have been in this first registration year of 2023/24. More CPD is going to be required for all Surveyors</p>	<p>In the future this will need to be paid by the Council directly, likely in the region of around £1,000 each time a new registration takes place or is required. This will also be applied every 4 years for each Surveyor. CPD time and courses will need paying for as part of this overall process.</p>
<p>Building Regulation submission validations are a relatively easy to make with little red tape.</p>	<p>Duty Holder requirements may complicate the submission process and hold up validation times.</p>	<p>Lots of Full Plans type applications might not get validated or certificates of completion cannot be issued without certain information being provided in respect of Duty Holders etc.</p>
<p>Enforcement works undertaken by BC are proportionate to the risk. Search records are used as a tool of enforcement.</p>	<p>BSR are likely to want more enforcement actions to take place and have facilitated Compliance and Stop Notices in the legislation.</p>	<p>Likely to generate more service complaints and possibly more involvement from legal services. More time required to be spent on non- fee earning works undertaking enforcement</p>

		works. Cost of the service will rise accordingly.
Building Safety Levy not yet in-acted but due to start later in the year.	Building Control may end up being the collection Agent for this work.	A developing situation at present but will require additional staff resourcing if BC are the collectors and point of contact for all Partner Councils.
Non fee earning works are likely to remain the same	Same tasks but more time and due care and attention is likely to be required to achieve BSR objectives	Less time for fee earning works due to having to spend more time on non-fee earning works. Example may be Reporting of Health and Safety issue noted on site during an inspection.
Building Regulation Applications originally submitted to the Private Sector but referred back to LA providers (Reversion Applications) used to be low in numbers per year.	The Partnership appears to be getting more Reversion type applications submitted/referred from private practices who can't enforce any B/regs related matters.	Increased works and income but it is time consuming works that can be challenging to deal with.
Existing standard letters and BC Policies	Existing letters and policies are going to need amending and redrafting to reflect all legislation changes.	Needs resourcing in terms of staff time.
The current Quality Assurance type scheme that LABC administers and LBCP has adopted.	This is likely to be regularly Audited in the future by LABC/ BSR	More management time and resourcing will be needed to keep this up to date for Audit purposes.

## Recommendations

We would ask Executive Board members to action the three recommendations: -

- Note the changes to service delivery as mentioned in the table above.
- Communicate these changes to other senior managers in your organisation and portfolio holders.
- Alert finance managers that the changes in service delivery could potentially have an impact on income generation and thus the cost of the service.

Julian Howarth

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