

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 29 JUNE 2004

STATISTICAL ANALYSIS OF DEVELOPMENT PROMOTION AND BUILDING CONTROL

01 OCTOBER 2003 – 31 MARCH 2004

Report by Executive Director of Development and Property Services

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to present to the Committee a statistical analysis of the Development Promotion and Building Control functions over the identified period.

2. DEVELOPMENT PROMOTION

- 2.1 This analysis addresses the above 6-month period and illustrates an improvement in the percentage of “Householder” and “All” applications determined within the statutory 2-month period. With regard to Householder applications the percentage figure achieved has been exceeded only three times in the last eleven 6-monthly periods analysed and is the highest percentage since April to September 2001. The percentage of All applications determined inside two months is also the highest since April to September 2001.
- 2.2 The numbers of applications received showed a further small rise as indicated below. However following the review of the Scheme of Delegation being put into effect after the Council meeting in October 2003, there has been a marked reduction in applications requiring to be determined by Committee. Although it is perhaps too early to be conclusive, this reduction in Committee numbers does appear to correlate to the improved performance referred to in paragraph 2.1.

Period	Applications Received	Applications Determined	Reports Prepared
Oct 2000 – Mar 2001	361	390	78
April 2001 – Sept 2001	450	395	97
Oct 2001 – Mar 2002	431	354	88
April 2002 – Sept 2002	522	481	92
Oct 2002 – Mar 2003	461	365	85
April 2003 – Sept 2003	585	544	103
Oct 2003 – Mar 2004	592	507	70

- 2.3 Since consideration by Development Services Committee in December 2003 of a comparable analysis report to this, the Development Promotion Section has lost the agency planner introduced to assist with workload and maternity cover. Two of the Section’s three Principal Planning Officers have been on maternity leave for varying periods and at the time of writing, both remain on leave. It is against these challenges that the performance levels should be assessed.

- 2.4 The Division has received authority to address the increased workload and secure further improvements in performance through the recruitment of an additional “householder” Planning Officer and a Senior Planning Officer. These appointments have been made and take up post shortly.

3. DEVELOPMENT PROMOTION ENFORCEMENT

- 3.1 There remains a high degree of enforcement activity with enforcement notice served rising to 14. The Council has agreed that a further “half” enforcement post be added to the staff structure which it is intended to utilise to improve complaint response times and to introduce wider monitoring of developments.

4. BUILDING CONTROL

- 4.1 During the 6-month analysis period there has been a 6% increase (744 applications) in warrants. This equates to £60 million worth of new development equating to £60 million worth of development and this upward trend has been continued for the last 3 years (similar to planning applications) and an overall 28.2% increase in the number of warrants.

- 4.2 Unfortunately this recent significant increase in warrants has coincided with the long term challenges of recruiting qualified staff along with the long-term illness of a senior member of staff. However, with this background against there has been an increase in performance resulting in three out of the four statutory performance indicators being met. This can be attributed to the amalgamation of the Lugar and Kilmarnock sections at the end of October to focus efforts to increase performance and minimise the existing backlogs. Additionally, Building Control staff have worked overtime to assist in the reduction of the application backlog. Early indications illustrate that performance levels are increasing by both these methods and the successful requirement of new staff in April 2004.

- 4.3 Building Control Enforcement:

4.3.1 The number of Section 13 Enforcement Notices served in relation to Dangerous Buildings over this period is 21. The level of staff involvement in the enforcement action process has continued to be high. This is due to the amount of emergency situations, the difficulty of identifying owners to assume responsibility and staff requiring contractors to undertake the emergency works on behalf of the owners.

- 4.4 In relation to Section 10 Enforcement Notices served where unauthorised works have been carried out without benefit of a Building Warrant, a total of 3 Notices were served. The enforcement methods have changed resulting in fewer formal notices in favour of formal undertakings provided by the owner along with a time-scale for submitting the application. In the more complex cases this has resulted in 3 Building Warrants being submitted to cover the contraventions and the works being stopped until Building Warrants have been granted.

5. RECOMMENDATION

5.1 It is recommended that the Committee:

- i) note the contents of the report.

James Lavery
Executive Director of Development and Property Services
7 June 2004

LIST OF BACKGROUND PAPERS

Nil

For further information on the contents of this report contact Dave Morris (Development Promotion) Telephone No. 01563 576753 or David McDowall (Building Control). Telephone No. 01563 576749.

Implementation Officer: Alan Neish, Head of Planning, Development and Building Control

ANNEX 1 DEVELOPMENT PROMOTION

	April 98 – Sept 98*	Oct 98- March 99*	April 99- Sept 99*	Oct 99- March 00	April 00-Sept 00	Oct 00 - March 01	April 01- Sept 01	Oct 01- Mar 02	Apr 02- Sep 02	Oct 02- Mar 03	Apr 03 – Sep 03	Oct 03 – Mar 04
% Householder applications												
Less than 2 months	74.5%	73%	90%	82%	68%	71%	81.3%	70.9%	74.4%	66.0%	69.6%	76%
More than 2 months	25.5%	26%	10%	18%	32%	29.9%	18.7%	29.1%	25.0%	34.0%	30.4%	24%
% of all applications												
Less than 2 months	60.5%	57%	69.2%	64%	59%	56%	63.9%	57.9%	58.9%	51.5%	51.1%	59.8%
More than 2 months	39.5%	41%	30.8%	36%	41%	43%	36.1%	42.1%	41.1%	48.5%	48.9%	40.2%
% of all applications to Development Services/Local Planning Committee determined in less than 2 months												
	45.9%	67.01%	38.79%	63.15%	68.5%	56%	48.9%	43.2%	25%	38%	27.5%	30%

*Note: The statutory indicator changed from 8 week periods to 2 month periods from October 1999

ANNEX 2**DEVELOPMENT PROMOTION - ENFORCEMENT ACTION**

	April 98- Sept 98	Oct 98- March 99	April 99- Sept 99	Oct 99- March 00	April 00- Sept 00	Oct 00 - March 01	April 01- Sept 01	Oct 01 – Mar 02	April 02- Sept 02	Oct 02- Mar 03	Apr 03 – Sep 03	Oct 03 – Mar 04
All cases taken up	210	129	186	116	165	168	155	139	162	182	163	157
Notices served	10	5	19	11	3	7	15	10	17	8	12	14

ANNEX 3

BUILDING CONTROL

	April '98- Sept '98	Oct 98- March 99	April 99- Sept 99	Oct 99- March 2000	April 00- Sept 00	Oct 00 - March 01	April 01 - Sept 01	Oct 01 - Mar 02	April 02 - Sept 02	Oct 02 - Mar 03	April 03 - Sept 03	Oct 03 - Mar 04
No of Building Warrant Applications received	599	598	568	472	513	471	549	653	663	604	696	744
*No of Building Warrant responded to within 15 WD's									334 (49.6%)	184 (32%)	177 (28%)	259 (36%)
No of Decisions reached	506	506	614	469	438	378	366	465	581	506	623	517 (89%)
*No of Completion Certificates applied for									540	518	563	677
*Average time taken to respond to a request for a Completion Certificates									3 Days	4 Days	5 Days	3 Days
Number of Completions issued	400	410	514	736	611	649	390	553	509	487	522	455
*Number of Completions refused									72	31	41	222
*No of Completion Certificates Determined within 3 days									414 (81%)	423 (87%)	387 (74%)	389 (85%)

ANNEX 4**BUILDING CONTROL - ENFORCEMENT ACTION**

							April 01- Sept 01	Oct 01 – Mar 02	April 02 – Sept 02	Oct 02 – Mar 03	April 03 – Sept 03	Oct 03 – Mar 04
S10 Notices Served							11	10	13	3	4	3
S13 Notices Served							26	35	36	10	25	21

Legend

New Performance Indicator Statistic

WD's Work Days