

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 27 AUGUST 2002

STATISTICAL ANALYSIS OF DEVELOPMENT PROMOTION AND BUILDING CONTROL

1 OCTOBER 2001 – 31 MARCH 2002

Report by Director of Development 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, plus a comparative analysis with other Planning Authorities as set out in the 4th Annual Audit Report by the Scottish Executive.

2. DEVELOPMENT PROMOTION AND ENFORCEMENT

- 2.1 In general terms, the percentage of “Householder” and “All” applications determined within the Statutory 2 months has slipped back from the immediate preceding half year period although it is similar to that of October – March 2000/01. Separate analysis of the first 5 months of 2002 by comparison with the same period last year shows that the numbers of applications and committee reports has increased. The numbers of enforcement cases taken up is slightly reduced from the preceding six months however the Planning & Building Control Division served 10 Notices over the period reflecting a continuing commitment to pursuing enforcement matters.
- 2.2 The Scottish Executive has recently published comparisons in performance with other Planning Authorities for periods up 1 April 2001 – 30 September 2001. Key points from these comparisons are:
- decision times are around the average for Scotland
 - the proportion of applications delegated to officers – 75% is around the Scottish average but that many authorities delegate 80 – 85% or more
 - East Ayrshire’s approval rate – 93% - is also at the average for Scotland
 - East Ayrshire one of the most vigorous authorities in pursuing enforcement

Recent information compiled by South Ayrshire Council also shows that East Ayrshire is one of only a handful of Councils which always submits applications subject to objections to a committee for decisions, and invites objectors to address the committee.

2.3 The picture which emerges from this is that the planning service in East Ayrshire is one of the most open to the public, retains a high level of accountability to committees, is effective in supporting developers and vigorous enforcement. But the level of service provided has implications for staff and resources which shows up in below average turnaround times when there are staff shortages. For this reason consideration is being given to staffing levels, to assist in maintaining the speed of consideration of applications without compromising on the quality or accountability of the service.

3. BUILDING CONTROL

3.1 During the last period the number of applications received increased by 16% compared to the previous accounting period. This increase can be attributed to additional work in the construction industry and changes in legislation requiring additional permissions. In addition, the changes to internal working practices and the introduction of a full compliment of staff has enabled an increased amount of applications to be processed and determined. This has lead to an increased performance in the Statutory PI's and raised the amount of applications determined within an 8 week period. Applications, which were determined outwith this period relate to projects where the Agent still requires to provide the requisite outstanding information which will then allow the application to be determined. This will be reflected in future reports which, in line with statutory performance indicators, will move away from the eight-week period towards actual working days involved.

3.2 The number of Section 13 Enforcement Notices Served in relation to Dangerous Buildings over this period is 35. Out of the total enforcement action taken 5 owners did not carry out the relative works resulting in the Service carrying out the work on the buildings on the owner's behalf. The debt recovery process is being carried out to recoup the expenditure from each owner. In relation to Section 10 Enforcement Notices served where unauthorised works have been carried out without benefit of a Building Warrant, a total of 10 Notices were served. This has resulted in 10 Building Warrants being submitted to cover the contraventions.

4. RECOMMENDATION

4.1 It is recommended that the Committee note the contents of the report.

4.2 It is further noted that the Director will review staff recruitment and retention and measures necessary to deliver improved performance in terms of the statutory performance indicators whilst maintaining current standards or quality and accountability.

Stephen Chorley
Director of Development Services

20 August 2002 (AN/DVM/IMB)

FV/AN

LIST OF BACKGROUND PAPERS

- 1. Scottish Executive 4th Annual Report of the Planning Audit Unit.**

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

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
% Householder applications								
Less than 2 months	74.5%	73%	90%	82%	68%	71%	81.3%	70.9%
More than 2 months	25.5%	26%	10%	18%	32%	29.9%	18.7%	29.1%
% of all applications								
Less than 2 months	60.5%	57%	69.2%	64%	59%	56%	63.9%	57.9%
More than 2 months	39.5%	41%	30.8%	36%	41%	43%	36.1%	42.1%
% 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%

*Note: The indicator changed from 8 week periods to 2 month periods in 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
All cases taken up	210	129	186	116	165	168	155	139
Notices served	10	5	19	11	3	7	15	10

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
No of Building Warrant Applications received	599	598	568	472	513	471	549	653
No of Decisions reached	506	506	614	469	438	378	366	465
Percentage (%) of Applications decided upon within 8 weeks	77	72	80.3	76	68	61	87	64
No of Completion Certificates issued	400	410	514	736	611	649	390	553

ANNEX 4 BUILDING CONTROL - ENFORCEMENT ACTION

							April 01- Sept 01	Oct 01 - Mar 02
S10 Notices Served							11	10
S13 Notices Served							26	35

AGENDA