

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 1 AUGUST 2000

CONSULTATION ON THE REFORM OF THE BUILDING CONTROL SYSTEM IN SCOTLAND

Report by the Director of Development Services

1. PURPOSE OF REPORT

- 1.1 To invite members to comment on a consultation for the Scottish Executive on "Improving Building Standards; A Consultation paper inviting ideas on the reform of the Building Control System in Scotland."

2. BACKGROUND

- 2.1 The Council were requested to provide comments on the above mentioned report by 30 June 2000. In the interim an officer response was sent (see Appendix), and arrangements have been made to forward any comments agreed by this Committee.
- 2.2 The present building control system was developed in the 1950's and although it is recognised that it has worked well for the last 40 years the Government is considering a review of how the system of defining and enforcing building standards can be improved. The consultation is formed in a series of questions covering
- The scope of the building standards
 - The format of the standards
 - The administration of the system and
 - The appropriate powers of enforcement

3. COMMENT

- 3.1 Much of the topical debate in building relates to the ability to control cowboy builders and thus extending the roles of the building control officer into an inspection system of workmanship. The consultation covers this issue but it is suggested that this should continue to remain outside of the role of building control, due to issues of liability; responsibility (i.e. currently owner) not to mention a substantial resource implication. As an alternative it is suggested that the building industry should set maintain and enforce standards, similar for example to CORGI registration for gas filters.

3.2 It is agreed that building standards should be continually improved and that these should be the same for new and for conversions to existing buildings. Enforcement of unauthorised alterations should be strengthened with a recognition of a formal penalty for non compliance.

4. RECOMMENDATION

4.1 It is recommended that committee agrees to forward Appendix 1 as the Council's response to the Consultation.

Stephen Chorley
Director of Development Services

7 July 2000 (AN/SA)

AGENDA