

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 13 MARCH 2002

STATISTICAL ANALYSIS OF DEVELOPMENT PROMOTION AND BUILDING CONTROL

01 APRIL 2001 – 30 SEPTEMBER 2001

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.

2. COMMENTARY

Planning

- 2.1 In relation to the proceeding two 6 monthly periods, there has been a significant increase in the percentage of “Householder” and “All” applications determined within the statutory 2 month period. This is attributable to the performance actions taken following the previous report to Committee. Less than half of applications placed before Committee, however, by reason of their greater complexity and the Committee cycle, were determined within the 2 month period.

Development Control – Enforcement

- 2.2 The numbers of enforcement cases taken up are broadly consistent with the previous two 6 month periods. The Division has, however, served 13 Enforcement and 2 Breach of Condition Notices which in part reflects the Council’s wish that enforcement action be pursued more vigorously where possible. The total of 15 notices served also arises from there being a full Enforcement officer complement during the entirety of this reporting period.

Building Control

- 2.3 During the last period it had been established that overall work performance had been adversely affected due to the vacancies within the Building Control Service. Having filled the vacant posts, new procedures have been implemented which have significantly assisted in raising the performance for determining applications within an 8-week period. These statistics illustrate the performance rising from 61% to 87% of applications dealt with within this period. Applications, which are 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.

Building Control - Enforcement

2.4 The number of Section 13 Enforcement Notices served in relation to Dangerous Buildings over this period is 26. Out of the total enforcement action taken only 1 owner did not carry out the relative works resulting in the Service carrying out the work on the building on the owner's behalf. The debt recovery process is being carried out to recoup this expenditure from the relevant 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 11 Notices were served. This has resulted in 11 Building Warrants being submitted to cover the contravention's.

3. RECOMMENDATION

3.1 **It is recommended that the Committee note the contents of the report.**

Stephen Chorley
Director of Development Services

20 February 2002 (DVM/MLS)
FV-AN

LIST OF BACKGROUND PAPERS

Nil

For further information on the contents of this report contact Dave Morris (Development Promotion) or David McDowall (Building Control). Telephone 01563 576778.

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

*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
All cases taken up	210	129	186	116	165	168	155
Notices served	10	5	19	11	3	7	15

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

ANNEX 4 BUILDING CONTROL - ENFORCEMENT ACTION

							April 01- Sept 01
S10 Notices Served							11
S13 Notices Served							26

AGENDA