

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 26 AUGUST 2003

STATISTICAL ANALYSIS OF DEVELOPMENT PROMOTION AND BUILDING CONTROL

01 APRIL 2002 – 30 SEPTEMBER 2002

01 OCTOBER – 31 MARCH 2003

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 periods.

2. DEVELOPMENT PROMOTION

- 2.1** This analysis addresses two 6 month periods and illustrates how, despite a slight improvement in the first period performance in terms of % of applications determined inside two months, there have been real difficulties in maintaining that into the second period, (October '02 to March '03).
- 2.2** Applications are continuing to become more complex and the public continue to have a strong interest in participating in the planning system, be it by submitting representations generating Committee reports or through subsequent involvement in the Council's hearing process. The numbers of applications submitted, and determined, has also increased significantly adding to the Division's workload. The following figures offer a comparison in respect of the numbers of applications received, determined and reports generated for the Local Planning and Development Services Committees over the last three years.

Period	Applications Received	Determined	Reports
April 2000 – March 2001	799	762	165
April 2001 – March 2002	878	751	201
April 2002 – March 2003	976	846	208

- 2.3** Although staffing levels have improved as a result of the restructuring agreed last year, the full complement of staff was not achieved until May this year.

3. DEVELOPMENT PROMOTION ENFORCEMENT

- 3.1** The level of enforcement activity comparing the financial year April 02 – March 03 with the preceding year shows a 17% increase in complaints received. This has generated 25 Enforcement and Breach of Conditions

Notices, a figure comparable with the preceding year; April 01 – March 02. The investigation and resolution of enforcement issues is a process involving significant discussion and negotiation and any increase in the level of activity is significant for the officers concerned.

4. BUILDING CONTROL

4.1 During the 2001/2002 accounting period two principal factors contributed to the downturn in performance of the Building Control Service: the increased numbers of Building warrant applications received and reduced staff availability. Staff levels have still not reached full complement. The factors, which contributed to the increased workload, relate specifically to the re-regulation of porches and conservatories within the scope of Building Control, and through increased development opportunities. Together this resulted in a 10% annual increase in the number of applications.

4.2 Building Control Enforcement:

The number of Section 13 Enforcement Notices served in relation to Dangerous Buildings over these two periods is 46. The level of staff involvement in the enforcement action process has dramatically increased. This is due to the amount of potentially serious situations and the difficulty of identifying owners to assume responsibility.

In relation to Section 10 Enforcement Notices served where unauthorised works have been carried out without benefit of a Building Warrant, a total of 16 Notices were served during both periods. This has resulted in 14 Building Warrants being submitted to cover the contravention's and in two cases works being stopped until Building Warrants have been applied for and granted.

5. RECOMMENDATION

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

Stephen Chorley
Director of Development Services
18 August 2003

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

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
% Householder applications										
Less than 2 months	74.5%	73%	90%	82%	68%	71%	81.3%	70.9%	74.4%	66.0%
More than 2 months	25.5%	26%	10%	18%	32%	29.9%	18.7%	29.1%	25.0%	34.0%
% of all applications										
Less than 2 months	60.5%	57%	69.2%	64%	59%	56%	63.9%	57.9%	58.9%	51.5%
More than 2 months	39.5%	41%	30.8%	36%	41%	43%	36.1%	42.1%	41.1%	48.5%
% 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%

*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	April 02- Sept 02	Oct 02 – Mar 03
All cases taken up	210	129	186	116	165	168	155	139	162	182
Notices served	10	5	19	11	3	7	15	10	17	8

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
No of Building Warrant Applications received	599	598	568	472	513	471	549	653	663	604
*No of Building Warrant responded to within 15 WD's									334 (49.6%)	184 (32%)
No of Decisions reached	506	506	614	469	438	378	366	465	581	506
Percentage (%) of Applications decided upon within 8 weeks	77	72	80.3	76	68	61	87	64	No Longer Applicable	No Longer Applicable
*No of Completion Certificates applied for									540	518

	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
*Average time taken to respond to a request for a Completion Certificates									3 Days	4 Days
Number of Completions issued	400	410	514	736	611	649	390	553	509	487
*Number of Completions refused									72	31
*No of Completion Certificates Determined within 3 days									414 (81%)	423 (87%)

ANNEX 4 BUILDING CONTROL - ENFORCEMENT ACTION

							April 01- Sept 01	Oct 01 - Mar 02	April 02 - Sept 02	Oct 02 - Mar 03
S10 Notices Served							11	10	13	3
S13 Notices Served							26	35	36	10

Legend

New Performance Indicator Statistic
 WD's Work Days