

## EAST AYRSHIRE COUNCIL

### DEVELOPMENT SERVICES COMMITTEE – 16 DECEMBER 2003

#### STATISTICAL ANALYSIS OF DEVELOPMENT PROMOTION AND BUILDING CONTROL

01 APRIL 2003 – 30 SEPTEMBER 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 period.

### 2. DEVELOPMENT PROMOTION

- 2.1 This analysis addresses the above 6-month period and illustrates a small improvement in the percentage of Householder Applications determined within the statutory 2-month period. This is against a backdrop of sharp increases in the number of applications and reports prepared for committee consideration as shown below. In effect the productivity of the Planning Officers has increased significantly to maintain the speed of processing applications while dealing with a greater volume and more reports to committee.

Period	Applications Received	Applications Determined	Committee Reports Prepared	Householder Applications determined within 2 months	All applications Determined within 2 months
Oct 2000 - Mar 2001	361	390	78	71%	56%
Apr 2001 - Sept 2001	450	395	97	81%	64%
Oct 2001 - Mar 2002	431	354	88	71%	58%
Apr 2002 - Sept 2002	522	481	92	74%	59%
Oct 2002 - Mar 2003	461	365	85	66%	51%
Apr 2003 - Sept 2004	585	544	103	70%	51%

- 2.3 Action has previously been taken to reinforce the level of staffing in the development promotion section. This was before, however, it had become clear that there was a sustained increase in the number of applications. A further improvement should follow the recent change in the Scheme of Delegations which will reduce the number of full committee reports required. The impact of this will be monitored, and further consideration will, if

necessary, be given to staffing levels required to process the increasing number of applications.

### **3. DEVELOPMENT PROMOTION ENFORCEMENT**

- 3.1** The extent of enforcement work continues at a high level reflecting the significant degree of building activity generally being experienced. 12 Enforcement Notices were served over the 6 months.

### **4. BUILDING CONTROL**

- 4.1** During the 6-month analysis period there has been a 13% increase in the number of Building Warrant applications received compared with the previous 6-months. This upward trend has been continued for the last 3 years (similar to planning applications) and shows a 22% increase in the number of warrants received in that period.

- 4.2** This has placed additional pressures on staff as a result of which performance in the proportion of Warrant applications turned round within two weeks has declined. The appointment of an Access Awareness Officer which has recently been agreed will help to release more time for core work. But in drawing up a programme for the transition to the new optional arrangements required for the Building (Scotland) Act 2003 consideration will also be given to the level of staffing required to achieve performance improvement.

#### **4.3 Building Control Enforcement:**

The number of Section 13 Enforcement Notices served in relation to Dangerous Buildings over this period is 25. The level of staff involvement in the enforcement action process has dramatically increased. 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 4 Notices were served during the period. This has resulted in 4 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 note the contents of the report.

**Stephen Chorley**  
**Director of Development Services**  
27 November 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	Apr 03 – Sep 03
<b>% Householder applications</b>											
<b>Less than 2 months</b>	74.5%	73%	90%	82%	68%	71%	81.3%	70.9%	74.4%	66.0%	69.6%
<b>More than 2 months</b>	25.5%	26%	10%	18%	32%	29.9%	18.7%	29.1%	25.0%	34.0%	30.4%
<b>% of all applications</b>											
<b>Less than 2 months</b>	60.5%	57%	69.2%	64%	59%	56%	63.9%	57.9%	58.9%	51.5%	51.1%
<b>More than 2 months</b>	39.5%	41%	30.8%	36%	41%	43%	36.1%	42.1%	41.1%	48.5%	48.9%
<b>% of all applications to Development Services/Local Planning Committee determined in less than 2 months</b>	45.9%	67.01%	38.79%	63.15%	68.5%	56%	48.9%	43.2%	25%	38%	27.5%

\*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 – Sept 03
<b>All cases taken up</b>	210	129	186	116	165	168	155	139	162	182	163
<b>Notices served</b>	10	5	19	11	3	7	15	10	17	8	12

**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
<b>No of Building Warrant Applications received</b>	599	598	568	472	513	471	549	653	663	604	696
<b>*No of Building Warrant responded to within 15 WD's</b>									334 (49.6%)	184 (32%)	177 (28%)
<b>No of Decisions reached</b>	506	506	614	469	438	378	366	465	581	506	623
<b>*No of Completion Certificates applied for</b>									540	518	563
<b>*Average time taken to respond to a request for a Completion Certificates</b>									3 Days	4 Days	5 Days

	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
<b>Number of Completions issued</b>	400	410	514	736	611	649	390	553	509	487	522
<b>*Number of Completions refused</b>									72	31	41
<b>*No of Completion Certificates Determined within 3 days</b>									414 (81%)	423 (87%)	387 (74)

#### **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
<b>S10 Notices Served</b>							11	10	13	3	4
<b>S13 Notices Served</b>							26	35	36	10	25

#### **Legend**

New Performance Indicator Statistic

WD's Work Days