

BUILDING STANDARDS NEWSLETTER

March 2026



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Building Regulations Update

The Scottish Building Standards Technical Handbooks [Domestic](#) and [Non-Domestic](#) will be updated from the 6th April 2026. The [summary of changes](#) are included in this link.

In addition the Scottish Government have announced the interim publication of the [Guide to Conversion of Traditional Buildings](#) which provides support and interpretation on the application of the Domestic and Non-Domestic Technical Handbooks which take effect on the 6th April 2026. The interim publication will replace the fire safety guidance within Guide for Practitioners 6: Conversion of Traditional Buildings. Where all other sections (excluding Section 2 Fire) continue to remain in effect.

Building Warrant Fee Increase

The table of fees for Building Warrant applications will change as of the 1st April 2026 and an updated copy will be published on the Argyll and Bute Council [website](#).

The following is a summary of the changes:

- Increasing 8% on average from 2025 (specifically for Value of work (VOW) over £100,000)

- Lowest starting fee increasing from £210 to £215 (2%) – increasing to 8% at VOW of £100,000 and over.
- Warrants for conversion and demolition increasing from £210 to £215
- Amendments to warrants under £5k remain the same at £150
- Amendments to warrant for conversion/demolition remain the same at £150
- Extension to warrant remains the same at £150
- LATE applications remain the same at 200% of the initial fee
- Warrant for demolition only, increases to £350
- Submission of a Completion Certificate Where No Building Warrant Obtained remains the same at 300%
- Submission of a Completion Certificate Where No Building Warrant Obtained for demolition/conversion only, increases to £600.

Customer Engagement, Customer Service Excellence and Feedback

Argyll and Bute Councils Building Standards will be audited on the 4th June 2026 for reaccreditation of our Customer Excellence Services (CSE) award.

Maintaining a customer-focused service is important to us and we are always keen to improve. We value our customer focus and welcome the support of any agents, contractors and service users, who are available to meet the auditor via MS Teams on the afternoon of the 4th June 2026. You are also encouraged to complete the customer survey link which is provided on all correspondence/emails to you.

The National Customer Satisfaction Survey has now been carried out by the Building Standards Division of the Scottish Government. Our rating out of 10 for 2025/2026 is currently 10, with the average Scottish rating being 8.1.

Thank you to all our customers who took part in the survey.



As our service users, we would be grateful to receive any suggestions on how we can further improve on our customer focused service delivery and encourage you to complete our annual customer satisfaction survey. Argyll and Bute Council Building Standards Customer Satisfaction Survey. [Argyll and Bute Council Building Standards Customer Satisfaction Survey.](#)

Staffing Update

Since our last Newsletter in November 2025, we are in the process of recruiting to the 2 vacant Senior Clerical posts within the Mid Argyll, Kintyre and Islay area office, with a proposed start date of the 30th March 2026. Whilst it will take time for the new employees to be fully trained, this eases the pressure on the shared Building Standards / Development Management resource, who have been under resourced for the last 4 months. This improves the service to you.

Jordan Stocks has been promoted from Assistant Building Standards Surveyor to Building Standards Surveyor. Well done, Jordan.

Corporate Update

The Council approved its 2026/27 budget on the 25th February 2026 addressing a gap of more than £13 million for day-to-day services. The budget announced record investment in roads, vital social care support, lifeline for library and leisure service, investment for local areas, and valued local services protected, along with the jobs needed to deliver them. Further information can be found on the Argyll and Bute Council's [website](#).

eBuilding Standards

The use of the Scottish Government eBuilding Standards Portal is now the main way of submitting applications to Local Authorities. Here at Argyll and Bute Council 94% of applications have been received to date, since the 1st April 2025, in this way, however in order for us to

provide a high level of customer service we will continue to accept paper or email submissions. Please note that the applicant's email address should be provided, if available. This will be used to forward a copy of the Construction Compliance and Notification Plan upon approval of the Building Warrant application.

Could we also request that special characters like :, - & * () are not used when naming your documents as this causes them to fail to come through to us automatically and manual intervention to download such documents is required.

As always should you require assistance to submit your application electronically then please email bsonlinesubmission@argyll-bute.gov.uk.

Strengthening Building Standards Update

From a Building Standards perspective, we continue to be fully funded through building warrant fee income. Increases to fees are being reinvested into Building Standards to meet the Scottish Governments aim of strengthening building standard regulation, across a wide range of areas including improved performance, new competency framework for Councils verifiers, increased inspections during construction, and improved coordination through the newly formed [Scottish Building Standards Hub](#).

The Council are working to deliver its Strengthening Building Standards Action Plan which includes better use of digital technology and systems, and the creation of an additional Area Team Leader post.

Hybrid Working

The Building Standards team continue to work on a hybrid basis. As officers are not always available in the offices, we continue to ask anyone wishing to submit applications/documents to do so using the Scottish Government Portal (Getting Started on eBuilding Standards

Scotland), or where not possible by email to the nearest local area office to the project address as below:

Bute and Cowal Area Office –
buildingstandards.bandc@argyll-bute.gov.uk

Helensburgh and Lomond Area Office –
buildingstandards.handl@argyll-bute.gov.uk

Mid Argyll, Kintyre and the Islands Area Office –
buildingstandards.maki@argyll-bute.gov.uk

Oban, Lorn and the Isles Area Office –
buildingstandards.olandi@argyll-bute.gov.uk

Other News

Argyll and Bute Council are currently involved in the delivery and implementation of the Building Standards Mobile Application (Mobile App) in tandem with other authorities and the Scottish Building Standards Hub (SBSH).

The App aims to improve customer accessibility to fragmented regulation, guidance and information in relation to the Building Standards system, and provide a platform to contact local authorities, Remote Verification Inspection (RVI) facilities, national customer satisfaction surveys as well as have the capability to upload Construction Compliance and Notification Plans (CCNP) and store them under 'projects' list.

Useful Links

[eBuilding Standards Portal](#)

[Sustainability Label Generator](#)

[Overheating in new homes](#)

[Domestic Technical Handbook 2026](#)

[Non-Domestic Technical Handbook 2026](#)

Contact Us

Bute and Cowal Area Office –

buildingstandards.bandc@argyll-bute.gov.uk

Helensburgh and Lomond Area Office –

buildingstandards.handl@argyll-bute.gov.uk

Mid Argyll, Kintyre and the Islands Area Office –

buildingstandards.maki@argyll-bute.gov.uk

Oban, Lorn and the Isles Area Office –

buildingstandards.olandi@argyll-bute.gov.uk

Argyll and Bute Council Customer Service Centre
– 01546 605518

