

Welcome to another edition of our Newsletter- Keeping you informed of any changes in Building Standards

# Building Standards Newsletter



May 2016

## Argyll and Bute Council Appoints New Chief Executive

Cleland Sneddon, Executive Director of Community Services, has been appointed as the new Chief Executive of Argyll and Bute Council.

The vacancy arose following the resignation of our current Chief Executive, Sally Loudon, who leaves the Council after seven years in post, to take up the role of Chief Executive of COSLA.

## How are we performing?

For Jan'16 to Mar'16, we have:

- responded to 95.8% of Building Warrant applications within 20 days
- responded to requests for Completion Certificates within 1.9 days
- issued 91.5% of Building Warrants within 6 days
- determined 100% of Completion Certificates within 3 days
- 100% of our customers were satisfied or very satisfied with our service

The big talking point in the industry recently has been the reporting of the issues surrounding the structural problems identified in the Public Private Partnership 1 (PPP1) scheme funded schools constructed over 10 years ago in Scotland, primarily in Edinburgh. The media portrayed this as a failure of Local Authority Building Standards inspection protocols. The Building Standards Division (BSD) have advised the First Minister that statements in the media were inaccurate. This highlights the importance of the Construction Compliance and Notification Plans (CCNPs) process which the BSD in partnership with the Local Authority Building Standards Scotland (LABSS) introduced as a means to formalise the inspection process.

**“Building standards surveyors cannot and are not required to supervise or monitor every activity on a building project nor can they be present at all times. The supervision of building work is the responsibility of the building owner or developer who should appoint a building professional to supervise the work to ensure the standard of workmanship is satisfactory and meets the building regulations. The lack of adequate supervision during building work can result in the final product not performing as designed.” (Verification During Construction – Non Domestic Produced by LABSS and BSD October 2013).**

The Building Standards system in Scotland, therefore, does not so much control building as set out the essential standards to be met when building work or a conversion takes place, and only to the extent necessary to meet the building regulations.

The owner, developer, contractors and professional agents are key to the successful transfer of the approved design into a completed project compliant with the building regulations.

## User Forums

Our annual, area based, Joint User Forums with Development Management this year are scheduled to take place during the last week of June as follows:

Monday 27th June in Helensburgh,  
Tuesday 28th June in Oban,  
Wednesday 29th June in Lochgilphead, and  
Thursday 30th June in Dunoon.

A separate e-mail invitation will be issued to all our regular users and stakeholders nearer the time with times and venues detailed.

Realising our potential together

For more information, please see our website, [www.argyll-bute.gov.uk/planning-and-environment/building-standards](http://www.argyll-bute.gov.uk/planning-and-environment/building-standards) or call our Customer Service Centre on 01546 605518. If you have any comments on how to improve our service to you, please complete our Service Improvement Suggestion Form available on our Performance and Customer Care webpage or in the leaflet stands in your local area office.

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## National Customer Survey

The second national customer survey results have now been published and can be accessed [online](#).

Our results are very good (one of the best results in the country) and confirms our customer satisfaction rating is well above the national average.

I would like to thank all those of you who participated in the survey and for giving us such a positive response.

I would welcome any suggestions you may have which would assist us to further improve our service.

## News from the Building Standards Division of the Scottish Government

The Building Standards Customer Journey for Home Owners has now been published on the Building Standards Division website.

The Customer Journey explains the roles and responsibilities of the home owner in relation to the building standards process, and gives helpful guidance to those who intend to carry out building work and where to seek help.

The Customer Journey can be accessed online [www.gov.scot/Resource/0050/00500237.pdf](http://www.gov.scot/Resource/0050/00500237.pdf)

## Scottish Government e-Building Standards Update

If you registered on the new ePlanning portal in January, your new login details will automatically give you access to eBuilding Standards when it is launched on 24th August 2016. The portal will be easy to navigate with help and guidance at every stage of the way, with a similar look and feel to ePlanning.

More on news from BSD

- [Evaluation of the performance of local authorities in their role as building standards verifiers](#)
- [Responses to the consultation on the introduction of regulatory concessions for huts and bothies in the Building \(Scotland\) Regulations 2004](#)
- [Updated Domestic Ventilation Guide published](#)

## CPD Events

We have recently completed a 3 day programme of CPD events in partnership with Glasgow Caledonian University where the topics included: Building Pathology, SUDS, and Structure, Fire, Environment and Energy sections of the Technical Handbooks.

All events provided 7 hours of formal CPD with certificates and were very informative and well received.

The various presentations have been uploaded onto our [webpages](#) for viewing/download.

If you are interested in attending any future CPD events or you have any additional ideas for CPD topics please contact the [Building Standards Manager](#).

## Argyll and Bute Sustainable Design Awards

The Sustainable Design Awards 2015, the third in the series, have proved again to be a successful and worthwhile process attracting a varied range of entries across the categories. Throughout the process the judges have been impressed at the high quality of the entries that have showcased outstanding design, environmental considerations and historic preservation across the whole of Argyll from our island communities to our main towns and which have highlighted the positive impact such design is having on our area. These, and the previous two award processes have shown that Argyll and Bute is home to some outstanding design be it large scale housing schemes, flag ship commercial developments, bespoke individual houses or community developments with the awards aiming contribute to raising the overall quality of design in the area. The 2015 winners can be seen at [www.argyll-bute.gov.uk/sustainable-design-awards-2015-winners](http://www.argyll-bute.gov.uk/sustainable-design-awards-2015-winners).

PPSL, the Planning Service and Building Standards have held an awards ceremony, including the presence of professional press, and a visiting speaker, the Chair of Architecture Design Scotland. All in all this process was a very useful commendation and celebration of the very high quality architecture and development which is occurring throughout Argyll and Bute.

Realising our potential together

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