

COMMITTEE: RACE ADVISORY FORUM

DATE: 6TH DECEMBER 2004

SUBJECT: BUILDING CONTROL POLICY

REPORT BY: CHIEF BUILDING CONTROL SURVEYOR

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IMPLICATIONS:

LEGAL	✓	COMMUNITY SAFETY	
EQUALITIES	✓	ENVIRONMENT	✓
FINANCIAL	✓	CONSULTATIONS	
STAFFING		OTHER	

WARDS AFFECTED: ALL

PURPOSE

1. To obtain the views of the Forum on the proposed Building Control Policy.

RECOMMENDATION(S)

2. Race Advisory Forum is invited to provide observations on the proposed Building Control Policy.

BACKGROUND

3. The Council approved the original Building Control Policy in October 1998. In February 2000 the Council adopted the national Building Control Performance Standards document and these were incorporated into the Building Control Policy.

REPORT

4. A new policy document has been formulated and is attached to this report. The views of the Forum are requested before the formal submission to the Executive.

5. The policy sets out the manner in which the Council performs its' Building Control function this principally relates to the enforcement of the national Building Regulations. These regulations are made under the provisions contained within the Building Act 1984 and are to ensure the health, safety, welfare and convenience of people in and around buildings and the conservation of fuel. Such items included within the regulations are structural adequacy, fire and means of escape, resistance to contaminants and moisture, sound insulation, ventilation, drainage, the installation of heat producing appliances, stairs, conservation of fuel, safety glazing and access to and use of buildings.

PROPOSAL/OPTION

6. Retain the existing policy, which has no provision for performance monitoring/improvement and reference to equality matters.

LEGAL IMPLICATIONS

7. The adoption of a Building Control Policy set out the manner in which the Council carries out the function and may assist the Council in respect of any legal action.

EQUALITIES IMPLICATIONS

8. An impact assessment of the proposed Building Control Policy has been carried out. It has been determined that this policy is considered neutral in respect of equalities.

FINANCIAL IMPLICATIONS

9. The charges made for the service can be related back to the policy.

ENVIRONMENTAL IMPLICATIONS

10. Many of the matters contained within the regulations seek to safe guard the environment.

APPENDIX

11. Appendix A: The proposed Building Control Policy.

LIST OF BACKGROUND PAPERS

LOCAL GOVERNMENT ACT 1972, SECTION 100D

12. The Building Control Performance Standards July 1999 published at the time by the Department of the Environment, Transport and the Regions.
Council Minute 1926/98 - Building Control Policy and Level of Service.
Council Minute 247/00 - Building Control Performance Standards.