

REPORT TO: DEVELOPMENT QUALITY COMMITTEE – 25 MARCH 2002

REPORT ON: BUILDING STANDARDS – SCOTTISH TYPE APPROVAL SCHEME

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 128-2002

1 PURPOSE OF REPORT

1.1 To seek approval to continue to participate in the Scottish Type Approval Scheme.

2 RECOMMENDATIONS

2.1 The Committee is requested to note the dissolution of the Scottish Building Control Organisation (SBCO) and approve participation in the Scottish Type Approval Scheme under the remit of the Scottish Association of Chief Building Control Officers (SACBCO), including payment of annual charges.

3 FINANCIAL IMPLICATIONS

3.1 The Council currently pays an annual subscription of £320.78 as a member of the SBCO and this will no longer be payable. SACBCO has indicated that there will be an annual charge to administer the Scheme and this is likely to be £250 for each participating authority. This can be provided from the existing revenue budget.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 There are no Local Agenda 21 implications.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 There are no equal opportunities implications.

6 BACKGROUND

6.1 The Type Approval Scheme in its current form has been in operation since the re-organisation of local government in 1996. The purpose of the Type Approval Scheme is to allow developers who are operating throughout Scotland to submit to COSLA an application for a warrant relating to a standard building type they intend to use across the country. COSLA delegate consideration of the warrant to one of the authorities participating in the scheme which becomes Lead Authority. The Lead Authority assesses the application; carries out negotiations with the applicant and liaises with two other authorities before returning the satisfactory plans to COSLA. COSLA issue the approval which then applies across Scotland. The scheme has not been attracting applications from prospective builders in the numbers anticipated when the scheme was launched and COSLA had considered abandoning the scheme. The request from SACBCO for transfer of the scheme to SACBCO has arisen from the appreciation of the following issues:

- developers who build similar buildings throughout the country sometimes express frustration at different interpretations of the Building Standards;

- Building Control must be in a position to deliver a clear, effective and consistent service to developers wishing to build similar buildings anywhere in Scotland;
- partnership working between authorities to achieve consistency needs to be developed to meet the needs of businesses wishing to meet inward investment goals; and
- the Type Approval “products” must be developed and publicised to be effective and worthwhile.

7 CONSULTATIONS

7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, the Team Leader of Building Control and the Building Quality Manager, have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

8.1 There are two background papers relating to the above:

- 1 Letter from COSLA dated 8 November 2001.
- 2 Letter from SACBCO dated 21 December 2001.

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12 February 2002

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