

## **8 BUILDING STANDARDS SERVICE - APPOINTMENT OF VERIFIERS (AN59-2017)**

The Building (Scotland) Act 2003 and associated legislation sets out the role of a verifier in the building standards system. Their primary function is to protect the public interest by providing an independent check of building warrant applications to construct or demolish buildings; to provide services, fittings or equipment in buildings; or to convert buildings. This requires checks during the design and construction phases before accepting a completion certificate. At present, Scottish Local Authorities have the sole responsibility for operating the Building Standards service within their areas.

In recent years there have been calls from private sector organisations to open up the system so that a wider range of providers can verify Building Warrant applications. Whilst to date these calls have been resisted, in a departure from the previous appointments, Scottish Ministers have taken the decision to appoint local authorities for different periods based on their performance under the current performance framework.

The Committee is asked to note that Dundee City Council has been appointed for a period of six years, the maximum term set by Ministers. This length of appointment is only awarded to Councils judged to be strong performers. Over this six year period, the service will operate under the verification operating framework 2017 and verification performance framework 2017 and the Council will require to satisfy Scottish Ministers that performance measures continue to be met.