

To: PLANNING AND ENVIRONMENT COMMITTEE	Subject: Building Standards System	
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 7 July 2004	Ref: 86.01/WD	

1. Purpose of Report

- 1.1 The purpose of this report is to advise the committee of the proposed introduction of the new Building Standards System and the formation of a Scottish Building Standards Agency (SBSA).

2. Background

- 2.1 Proposed changes to the building regulations system in Scotland under the Building (Scotland) Act 2003 were reported to this Committee on 22 October 2003. The changes will involve changes to the regulations, changes in the name of the function and the establishment of a Scottish Building Standards Agency.
- 2.2 The Building (Scotland) Act 2003 gives Scottish Ministers the power to make building regulations to:
- Secure the health, safety, welfare and convenience of persons in and about buildings and others who may be affected by buildings or matters connected with buildings,
 - Further the conservation of fuel and power, and
 - Further the achievement of sustainable development

3. Considerations

- 3.1 The Scottish Executive have indicated that the new buildings standards system will now come into full operation from 1st May 2005.
- 3.2 In the meantime, the Scottish Building Standards Agency (SBSA) was formally announced on 21 June 2004 as an Executive Agency of the Scottish Executive. The new agency will be located in Livingston and its official launch is expected to take place in October/ November of this year. The SBSA will undertake the national functions related to the new building standards system as set out in the Building (Scotland) Act 2003 and this will include:
- Writing the building regulations and associated guidance
 - Providing views to help verifiers make decisions
 - Granting relaxations to the building standards in exceptional cases
 - Maintaining a Register of Approved Certifiers of Design and Approved Certifiers of Construction
 - Monitoring and auditing the Certification System
 - Monitoring and auditing the performance of verifiers
 - Verifying Crown Buildings

3.3 It is intended to submit a further report to committee at an early date proposing that the existing Building Control function within the Planning and Development Service be re-designated to that of Building Standards to take account of the changes to the system at national level.

5. Recommendations

5.1 Members are asked to note the progress being made with respect of the development of a new building control system and agree to accept further update reports as appropriate.

Graham Lawson

h David M. Porch
DIRECTOR OF PLANNING AND ENVIRONMENT
(25 June 2004)

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