



Raising house-building standards for homebuyers



The future of Building Control

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Discussion areas

- Is the Building Control system broke?
- What are the problems
- Issues to consider
- Looking forward
- Future options



Is the system broke?



- Not at the moment, but straining
- Sectoral performance issues in particular
- Regulations don't match consumer expectation
- Burdens - additional regulation, nothing taken away



Current system benefits

- Reasonable certainty
- Consistent minimum standards
- Choice of provider
- Added value through competition
- Public confidence
- Delivers health and safe buildings

Current system failings

- Lack of resource planning
- Local staff shortages
- Competition on technical standards
- Clarity of guidance
- Complexity of compliance



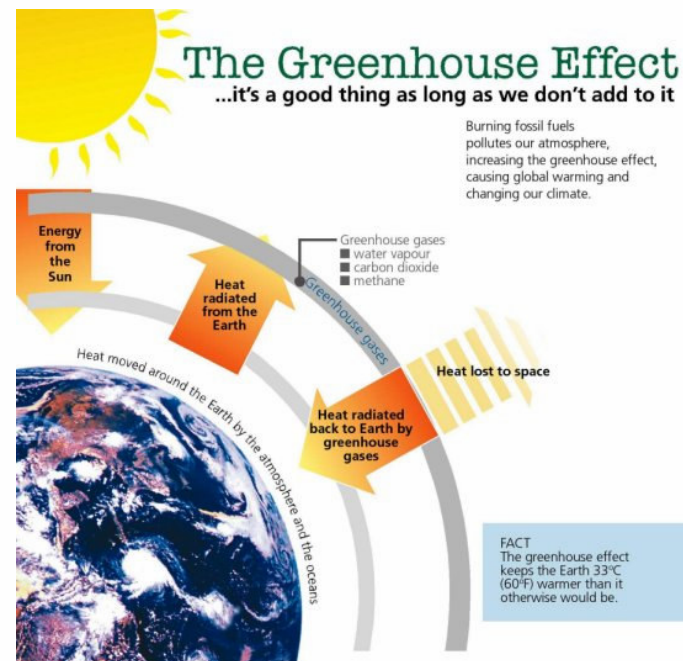
Recent problems

- Level of compliance in the residential sector
- Frequency of change
- Change management
- Industry engagement
- Specialist supplier availability
- Too many “regulatory” bodies
- Consumer expectation



Issues to consider

- Can the system cope with the future
- How much support does industry need / knowledge
- Building Control is high on the political agenda
- Planning interface
- Self certification
- Homeowner expectation



Options

- Abolish Building Control and deregulate
- Copy Scotland
- Warranty bodies take over
- Self certification and Appointed Persons
- Do nothing
- Improve in partnership with the industry



Future model

- Major regulation changes every 4/5 years
- Establish and agree programme for next 10 years
- Establish key targets and stick to them
- Keep competition
- Move technical aspects of sustainability from planning
- Extend specialist certification - C4SH?

Future initiatives?

- Mandatory training programmes for Building Control
- Standards Agency for housing
- Combine warranty and building control
- Occupation certificates
- Carbon offsite agreements
- Planning together to achieve housing targets and zero carbon



Thank you