



LABC

The Voice of Building Control



HBMedia Conference
The Future of Building Control

Austin Court, Birmingham
10 April 2008

THE ROLE OF PUBLIC SECTOR BUILDING CONTROL

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What is LABC



- Representative body
- Marketing body
- Member of CIC and UKGBC
- Member of the Building Control Alliance



Local Authority Building Control is



- NOT just to do what the private sector rejects



Local Authority Building Control Has To

- Be knowledgeable
- Be efficient
- Be customer friendly
- Have the resources to win work from the private sector



LABC Can Provide



- Type Approvals
- Partner authority plan checking
- Links to a warranty scheme (LABC NHW)
- Benefits from other commercial partners



Government Review

- Welcome
- BUT speedy implementation required



Vision for Building Control

- No wasteful overlaps with other regulatory services
- But seamless transition with planning
- One-stop shop



Regulations and Guidance

- Support fixed cycle
- Support 6-month implementation trigger
- Support tailored guidance



Inspection and Enforcement

- Risk-based service agreement
- Support removal of statutory notification
- Restrict use of building notices
- Need better sanctions
 - Stop notices
 - Fixed penalties



Alternative Routes to Compliance



- Limited role for “Pattern Books”
- Opposed to much extension of self-certification
- Possible fast-track mediation



Improved Performance and Capacity



- Role of performance indicators
- Peer review
- Making building control more attractive



Biggest Omission

- No action on unfair charging scheme



Local Authority Building Control

- Is needed
- Community safety (natural disasters etc)
- Public safety (dangerous structures etc)







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