

ABERDEEN CITY COUNCIL

COMMITTEE	Public Protection Committee
DATE	10 th October 2019
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Scottish Government update on new Building Regulations
REPORT NUMBER	PLA/19/383
DIRECTOR	Angela Scott
CHIEF OFFICER	Gale Beattie
REPORT AUTHOR	Gordon Spence
TERMS OF REFERENCE	4.1

1. PURPOSE OF REPORT

- 1.1 To provide an update on Scottish Government Ministerial Working Groups on Fire Safety and Compliance & Enforcement.

2. RECOMMENDATION(S)

The Committee:-

- 2.1 Notes the contents of the report and agrees to receiving a future update Autumn 2021.

3. BACKGROUND

- 3.1 As a result of the tragic events of Grenfell and separately, the Cole report of the Independent Inquiry into the Construction of Edinburgh Schools, Scottish Government commissioned two Ministerial Working Groups to review Building Regulation Fire Safety and secondly, Building Standards Compliance and Enforcement. The findings of these two working groups resulted in a formal consultation titled "Building Standards Compliance and Fire Safety – a consultation on making Scotland's buildings safer for people". At the

Committee of 5th Dec 2018, an assurance was provided to report back to committee after Scottish Government released details of changes to legislation or guidance resulting from the Ministerial Working Groups recommendations.

- 3.2 Fire Safety consultation reviewed current standards of cladding related to different risk categories and heights of buildings; the number of escape stairs in high rise buildings; need for evacuation alert systems; the need for automatic fire suppression in new build flats, care facilities and large houses in multiple occupation.
- 3.3 The Compliance and Enforcement consultation reviewed roles and responsibilities of all parties involved in the delivery of buildings; review of critical safety elements of buildings and the need for a strong focus on high risk and complex design buildings.
- 3.4 Fire Safety outcomes – the outcome of the consultation has resulted in revised Technical Handbooks in force from 1st Oct 2019. The Technical Handbooks provide practical guidance for designers as a method of showing compliance against the mandatory building regulations. These pertain principally to high rise buildings and include more stringent fire safety provisions for:
 - external wall cladding systems,
 - minimum of 2 escape stairs and
 - evacuation alert system to aid fire fighting and rescue services
- 3.5 These changes will place some higher costs on the development of these types of buildings. This will only affect Aberdeen City Council should the Council consider building high rise buildings. The provision of automatic fire suppression systems within dwellings has been deferred until 2021 to concur with new legislation by Scottish Government to introduce suppression in new build social housing.
- 3.6 Compliance and Enforcement outcomes - guidance contained in the Building Standards Procedural Handbook has been updated to strengthen and clarify the roles and responsibilities of those involved from pre-application discussion, approval of a building warrant application, inspection and testing during construction and the types of information to show compliance throughout and at completion. This includes improved guidance on the inspection of large complex buildings and the need for inspections of key safety critical elements. The revised handbook was published on 1st Oct 2019.
- 3.7 In addition, Scottish Government are developing a national building standards verification workforce strategy aimed at improving resourcing/competence and establishing a Professional Development Framework. The strategy is expected to launch in March 2020.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no increased financial implications in relation to the updated regulations. The costs of existing activities are funded from the Building Standards revenue budget. Any additional resourcing resulting from changes to roles and responsibilities will be assessed and considered as part of verification fee recovery mechanism.

5. LEGAL IMPLICATIONS

- 5.1 None.

6. MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Financial	Potential increase in work completed by Building Standards	L	Any cost resulting from the additional responsibilities will be actively monitored and met through existing service budgets.
Legal	None		
Employee	Potential need for additional resources	L	Any cost resulting from the increase in activity will be actively monitored and met through existing service budgets.
Customer	Customer awareness of new roles and responsibilities	M	Communication strategy through Customer Service Excellence
Environment	None		
Technology	None		
Reputational	None		

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	Future changes to legislation or guidance may bring higher building costs.
Prosperous People	Future changes to legislation or guidance may bring higher building costs. Increased enforcement activity will make a safer environment.
Prosperous Place	Future changes to legislation or guidance may bring higher building costs. Increased enforcement activity will make a safer environment.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	Customer communication strategy required for awareness of new roles and responsibilities resulting to changes in guidance
Organisational Design	Customer communication strategy required for awareness of new roles and responsibilities resulting to changes in guidance
Governance	None
Workforce	Review workforce competency against new guidance
Process Design	None
Technology	None
Partnerships and Alliances	None

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	Full EHRIA not required
Data Protection Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not applicable

9. BACKGROUND PAPERS

None

10. APPENDICES (if applicable)

None

11. REPORT AUTHOR CONTACT DETAILS

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