

ITEM No. 4

Report No 604/96

ANGUS COUNCIL

DEVELOPMENT CONTROL COMMITTEE

15 AUGUST 1996

SUBJECT: SCOTTISH BUILDING CONTROL ORGANISATION (S.B.C.O.)
TYPE APPROVAL SCHEME

REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT

Abstract: This report relates to an invitation from COSLA for the Council to sign-up to a reconstituted S.B.C.O.

1 RECOMMENDATION

It is recommended that Angus Council joins the reconstituted Scottish Building Control Organisation (S.B.C.O.) at a cost for 1996/97 of £250.

2 INTRODUCTION

- 2.1 The S.B.C.O. was established in 1991, supported by COSLA, to operate a Type Approval Scheme. This scheme applies to houses not exceeding four storeys and offers builders and developers an easy method of registering individual house plans/designs for building anywhere in Scotland without having to have the plans fully examined everytime a Building Warrant is applied for.
- 2.2 All the old Building Control Authorities agreed to join the scheme. The vetting of applications was carried out by five lead Authorities and once Type Approval has been granted, much reduces the work of Building Control Officials when Warrants are submitted accompanied by the Type Approval Certificate. The fee to the Authority, however, remains unchanged.

3 INVITATION TO JOIN

- 3.1 COSLA, which administers the scheme, has invited all the new Authorities to reconstitute the S.B.C.O. and the Type Approval Scheme. The same Rules of Membership, constitution, functions and procedures of the Type Approval Scheme are to be re-adopted suitably amended to reflect the smaller number of Authorities, etc.
- 3.2 The membership fee paid by Angus District Council was £200 per annum, which is increased to £250 for Angus Council due to there being a lesser number of Authorities.

4 FINANCIAL IMPLICATIONS

- 4.1 The small membership fee of £250 can be accommodated in the Planning, Transport and Economic Development's Revenue Budget for 1996/97.

5 CONSULTATION

- 5.1 The Director of Finance and Director of Law and Administration have been consulted in the preparation of this report.

6 CONCLUSION

Prior to 1 April 1996, all the Building Control Authorities were members of S.B.C.O., a reflection of the valuable service that it provided to developers but which also benefited the Local Authorities due to a reduction in work but with no loss of income. The same advantage will continue to apply in the future for the new Authorities, thus justifying the reconstitution of the scheme.

NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/JJ/KW
6 August 1996

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