



BUILDING CONTROL POLICY STATEMENT

West Lindsey District Council aims to transform West Lindsey towards a better future for all through:

Shared Ambitions (with the West Lindsey Strategic Partnership and Local Area Agreements)

- Children and Young People – raising attainment
- Improve health
- Improve skills and conditions of the economy
- Reduce alcohol harm and improve community safety
- Create better communities through sustainable growth and improved housing provision
- Promote social cohesion
- Adapt to climate change
- Improve quality of life for vulnerable people
- To be connected
- Improved services providing value for money

Council Ambitions

Regeneration

- Building a Sustainable Gainsborough
- Improving skills and removing other barriers to employment across the District
- Tackling Deprivation and raising aspirations across the District
- Develop our approach as a Strategic Housing Authority

Health

- Reduce inequalities in health especially obesity and addictive problems
- Increase rates of participation in physical activity

Inclusion

- Accessibility to services throughout the District
- Improving Community Engagement
- Support for older people

Neighbourhood Management / Quality of Life

- Introducing Neighbourhood Management across the District
- Increasing opportunities for recycling and reducing the percentage of waste collected that is sent to landfill
- Developing an approach to climate change
- Carrying out appropriate preventative action to reduce the severity of flooding in the future

Organisational Development

- Delivering an efficient Council that demonstrates Value for Money
- Improving people, processes and systems.

The Building Control Service contributes to these aims in varying degrees and wherever it can exert influence. Primarily it contributes to Improving Community Safety, Adapting and developing an approach to Climate Change, and Improve Health through:

- Assisting Community Safety through application of the Building Regulations and actions on Dangerous Structures.
- Assisting West Lindsey to adapt to Climate Change by reducing carbon emissions on buildings through energy conservation and better use of resources.
- Improving the health, well being and independence of individuals through disabled provisions etc.

The consistent and sympathetic enforcement of the Building Regulations and other legislation directly contributes to these aims and they underpin all of the policies and actions of the Building Control Service. Our commitment includes:

- Implementing the national building control performance standards.
- Deploying sufficient experienced staff, appropriate to the type of building control work being undertaken.
- Undertaking both statutory and other consultations in a timely manner and fully participating in development team consultations.
- Assessing plans in an efficient manner, with due regard for statutory time limits and relevant performance indicators.
- Communicating to the client as soon as possible matters pertaining to the application.
- Maintaining adequate site inspection records.
- Certificates of completion will be given upon satisfactory completion of the relevant work.
- Retaining records of individual projects for an appropriate period.
- Working towards ensuring that contraventions are dealt with in accordance with the Building Control Enforcement Policy and Enforcement Concordat.
- Participating in the Local Authority Partnership schemes, and national schemes such as LABC.
- Exercising discretion with the implementation of delegated powers under the Building Act 1984 to deal with potentially dangerous structures and demolitions.
- Ensuring that street naming and numbering is undertaken in accordance with the adopted policy.
- Advising the relevant parties on safety at sports ground issues on matters relating to the Building Regulations and associated legislation.
- Monitoring income from Building Regulation work to ensure that the service is recovering costs and adjusting the charges as necessary.
- Market the service as necessary to ensure that the market share remains high.
- Furthering the delivery of services electronically in line with the e-government agenda.
- Consulting with stakeholders and determining then delivering service provision after listening to the disparate interests and views of all.

- Suitable arrangements for continuing professional development and in service training will be maintained.
- Methods will be maintained to collect and monitor evidence of performance and procedures to learn from its findings as part of a process of continuous improvement shall be in place.
- Quality management principles will be incorporated into the service to demonstrate that standards in the policy statement are adhered to.
- Ensuring the health and safety of all staff affected by the activities of the service in line with adopted policies.

West Lindsey District Council Building Control staff, in all of their various duties, responsibilities and activities, will observe the highest standard of professional ethics and endeavour to provide a best value service at all times.

This policy statement will be revised as required by changing circumstances.

October 2008.