

SPF response to Building Warrant Fees: consultation

Introduction

Part 1: Building Warrant Fees

1.1 Do you agree building warrant fees should be increased to strengthen the building standards system in Scotland?

Strongly agree

Please provide your reasoning for your answer:

We agree the fees can increase in order to support an improved service and to address more complex building projects.

1.2 Do you agree that a proportion of the building warrant fee should be used to support a central Building Standards Hub?

Agree

Please provide your reasoning for your answer:

We agree on the grounds that this can support improved consistency of service across Scotland's local building services.

1.3 Do you support the introduction of enhanced verification and certification auditing, monitoring and reporting of fee investment to support the implementation of the strengthened building standards system over the next 3 years?

Yes

Please provide your reasoning for your answer:

If this helps to sustain and improve standards, including service for applicants then we support this approach. We believe however that building standards are best served and protected through a collaborative approach to building design and construction.

Yes

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Please provide your reasoning for your answer:

This will support encouraging improved service standards as fees are increased.

Part 2: High Risk Buildings (HRBs)

2.1 Do you support the introduction of an enhanced fee for High Risk Building warrant applications?

Support

Please provide your reasoning for your answer:

We understand high risk buildings may require additional oversight and compliance measures, so we support the introduction of an enhanced fee so long as it is proportionate and translates into improved efficiency of the building warrant process for more complicated builds.

Part 3: Building Standards Enforcement

3.1 Should a portion of building warrant fees be used to fund the local authority compliance enforcement role but only as it relates to the building warrant process?

Yes

Please provide your reasoning for your answer:

Yes, we support building warrant fees can be used to fund the local authority compliance enforcement role if they are improving the quality of service being provided in the building warrant process. We support the increase in fees if it relates to addition in resourcing and training to provide quality and timely services.

3.2 Should a portion of building warrant fees be used to fund the local authority building standards wider statutory role covering both building warrant compliance enforcement and dangerous and defective buildings?

Yes

Please provide your reasoning for your answer:

As we mentioned, we support the increase in fees increases provided additional funds are used in improved services in the process for building warrants, but we also believe that this should be supported by transparency and accountability of funds going into local authorities and departments.

Part 4: Devolved Building Warrant Fees

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4.1 Should building warrant fees be set at national or local level?

National level

Please provide your reasoning for your answer. :

To provide certainty and consistency for applicants.

Part 5: Impact Assessments

5.1 Are there any proposals in this consultation which you consider impact or have implications on people with protected characteristics?

Unsure

Please provide any comments in the box below. If selecting yes, please specify which of the proposals you refer to and why you believe specific groups will be impacted. :

5.2 Do you think that any of the proposals in this consultation have any financial, regulatory or resource implications for you and/or your business (if applicable)?

Yes

Please provide any comments in the box below. If selecting yes, please specify which of the proposals you refer to and why you believe financial, regulatory or resource implications will be impacted. :

Clearly an increase in building fees for high-risk buildings or more generally will add costs for developers and other applicants. However, we will repeat that we can support this approach so long as the increases deliver a better service and are proportionate to the projects in question.

5.3 Do you think that any of the proposals in this consultation have any impact or implications on island communities?

Not Answered

Please provide any comments in the box below. If selecting yes, please specify which of the proposals you refer to and why.:

5.4 Do you think that any of the proposals in this consultation have any impact on the inequalities of outcome caused by socio-economic disadvantage?

Not Answered

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Please provide any comments in the box below. If selecting yes, please specify which of the proposals you refer to and why. :

Any further comments

Please provide any further comments on the proposals set out in this consultation in the box below.

Please give us your views:

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