



# The Scottish Experience

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Inverclyde Council

Past President  
SABSM

# The Scottish Experience

From an Englishwoman?

1977 Outer Hebrides

1978 Dounreay

Ross & Cromarty Council

# Building Standards

- 1989**      **Building Control R & C**
- 1990**      **SACBCO**
- 1996**      **Highland Council**
- 2000**      **The Building Standards  
Advisory Committee  
(BSAC)**

**2001 Inverclyde Council**

**2003 President of the Scottish  
Association of Building  
Standards Managers**

## What do we do?

The Aims of SABSM are

- to provide a forum for the discussion and promotion of local authority Building Standards and allied matters and, where necessary, to promote action.
- to promote uniformity of interpretation and application for the Building Acts Building Standards and all relevant legislation.
- to arrange for the collecting of relevant information concerning Building Standards and allied matters.
- to provide a means whereby the knowledge and experience of individual Members of the Association can be made available to the body of membership and, where appropriate, to their Authorities, the Scottish Executive, national agencies and other relevant organisations.
- to maintain, administer, and promote a [Scottish Type Approval Scheme \[STAS\]](#).
- to promote the training and expertise of local authority Building Standards professionals.
  - 1.to promote a culture of continuous improvement and the achievement of best value principles in the delivery of a local authority Building Standards service.
  - 2.to engage in partnership working with related regulatory and technical bodies and with member authorities.



SABSM

Incorporating SACBCO



# **SABSM Web Site**

**Links to**

**all local authority web sites**

**SBSA website**

# BSAC

**The Building Standards Advisory Committee was continued under the Building (Scotland) Act 2003**

**The purpose of the Committee, which normally meets 3 times a year, is to advise Scottish Ministers on matters relating to the development of building regulations**

**Members of the Committee are appointed by Scottish Ministers, selected to provide a broad spectrum of technical knowledge relevant to construction**

**They are not selected to represent particular interest groups**



# Remit of the Committee

**To advise Scottish Ministers on the exercise of their functions under the Building (Scotland) Act 2003**

**To keep the operation of the building regulations under review**

**To make recommendations to  
Scottish Ministers in connection with  
the regulations**

**To advise Ministers on any question  
relating to their functions under the  
Act which they may refer to the  
Committee**

# **Scottish Parliament**

**Elected May 1999**

**Holyrood September 2004**

**129 elected representatives known  
as Members of the Scottish  
Parliament (MSPs)**

# Devolved Powers

**The power to pass legislation**

**The power alter the rate of tax**

**Most Important**

**Scottish Building Standards,  
previously legislated through  
Westminster, now decided in  
Scotland**

**The Scottish Parliament  
operates as a self-contained and fully  
functioning Parliament in its own right.**

**Legislation is passed by  
the Scottish Parliament  
without going through the  
Westminster Parliament.**

# **The Scottish Executive**

**The First Minister**

**The Lord Advocate and the Solicitor  
General (the Law Officers)**

**plus other Ministers appointed by  
the First Minister**

# Westminster

**Secretary of State for Scotland -  
member of UK Cabinet**

**Scotland continues to elect MPs to  
the Westminster Parliament**

# **The UK Parliament at Westminster**

**retains power to legislate on any matter, but the convention of devolution is that it will not normally legislate on devolved matters without the consent of the Scottish Parliament.**



**Reserved powers are mostly  
those with a UK or an  
International impact  
Thus on EU Directives  
the ODPM leads**

# **Local Government**

**32 Unitary Authorities**

**Widely varied geographically,  
socially, and numerically**

# Inverclyde Council

**West of Glasgow on Firth of Clyde**

**Population - 82,430 -**

**falling**

# Regeneration

**ex ship building and heavy  
engineering area**

**Electronics IBM 1950s**

**URC status awarded March 2006**

# Building Standards

**Building Warrant Applications 750 pa**

**Value of work £51 million**

**Fee income £308,000**

# Building Standards Staffing

**Manager**

**Structural Engineer**

**4 area BSOs**

**1 Trainee BSO**

**1 Inspector**

**1 clerical**

# Types of Work

**Residential:**

**private**

**housing associations**

**Schools program**

**Port Glasgow Town Centre**

**expansion**

**Riverside Inverclyde**

# **Building (Scotland) Act 2003**

**Into force 1<sup>st</sup> May 2005**

**Changes mainly procedural, long  
consultation lead in,**

**Somewhat frenetic in April 2005**



# **Revised Format**

**Standards changed to  
functional to allow innovation  
using the same 6 categories  
as the European  
Construction Products  
Directive**

**General**

**Structure**

**Fire**

**Environment**

**Safety**

**Noise**

**Energy**



# **First Amendments**

**May 2006 already issued**

**Consultation for May 2007 under way**

**Structure, Energy and Safety**



- Introduction
- About the Agency
- Frequently Asked Questions
- Latest Update
- Documents
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## Introduction

On the 1st of May 2005 a new building standards system came into operation in Scotland.

All building warrant applications from this date will be processed under the [Building \(Scotland\) Act 2003](#), information on which is set out on these pages.

The Scottish Building Standards Agency (SBSA) is an executive agency of the Scottish Executive to undertake the national functions related to the building standards system.

The [Building \(Scotland\) Act 2003](#) gives Scottish Ministers the power to make building regulations to:

- secure the health, safety, welfare and convenience of persons in and about buildings and others who may be affected by buildings or matters connected with buildings,
- further the conservation of fuel and power, and
- further the achievement of sustainable development.

Information on the previous system, which remains relevant all to warrant applications made on or before 30th April 2005, is contained in our archive section, which can be accessed through the navigation bar.

[Information on Publication of New Technical Handbooks](#)

# **SBSA**

**Legislation**

**Building Standards**

**Associated directions & guidance**

**Audit Verifiers**

**Appoint & Audit Scheme Providers**

**Based in Livingston**

# Verifiers

**The role of the verifier to protect the public interest by providing an independent check of applications for building warrants.**

**Appointed by Scottish Ministers**

**All 32 Local Authorities  
have been appointed for six years  
by “Direction” they can assess their  
own projects for an initial period of  
three years**

**Verifiers will be subject to audit  
by the Agency, this is about to  
commence, with all 32 being  
audited within the next four years**

**Councils remain as enforcement  
authorities for their areas**



# **On Line BS Register**

**LAs must maintain an on line Building Standards register**

**This is also going to be the recording place for EPBD energy certificates and is expected to be used in many other cases**

# Directions

**Directions are issued by the Agency as to how they expect Verifiers to fulfil their responsibilities**

# Guidance

**Guidance documents are issued by the Agency on possible ways of complying with the functional standards**

**Principally the Technical Handbooks**

**Although other guidance has been issued to LAs**

# Certifiers

**Under the Act suitably qualified people, businesses or bodies can apply to the Agency to be appointed by Ministers as certifiers of design or certifiers of construction.**



**Only one scheme provider for  
certification of design has been  
appointed – SER**

**IStE and ICE set up the company  
and it was approved before 1<sup>st</sup> May  
2005**

**5% of applications to SER have been rejected.**

**SER have been audited by the Agency – report available on the web**

**SER's own audit scheme is in draft and audits of individuals and approved bodies will start soon**

# Initial Difficulties

**Understanding of the requirements**

**Increased submission of calcs to LAs**

**Promotion of the scheme SER do not insist that a certifier must only use the process**



**Two scheme providers for  
certification of construction have  
been appointed**

**SELECT and NICEIC**

**Both are Electrical schemes**



**SELECT do insist that their members use the Certification scheme in all cases**

**Still confusion as to what is required where a certificate of construction is not provided with the certificate of completion**

**Others bodies are in discussion with the agency, whose business plan anticipates appointing two scheme providers a year**

# General Issues

**Extension of works not requiring a Warrant but needing to comply with the standards is not time saving for LAs – too many queries arising**

**SBSA register information not as robust as expected**

**No Building Standards Assessments  
so no end to letters of intent**

**SABSM are working on a protocol to  
assist the relationship with SBSA**

# **Issues outwith BS legislation**

**Staffing shortages - Training**

**Other legislation – Fire Act**

**EU directives – EPBD**

**Funding**

**Another LG reorganisation?**



**....and  
finally**

**web sites for further information**

- <http://inverclyde.gov.uk/>
- <http://sbsa.gov.uk>
- <http://www.sabsm.co.uk/>
- <http://www.ser-ltd.com/>
- <http://www.select.org.uk>
- <http://www.niceic.com>
- **If all else fails:  
[sue.bush@inverclyde.gov.uk!](mailto:sue.bush@inverclyde.gov.uk)**