

COMMUNITY SAFETY AND HOUSING PORTFOLIO

DECISION RECORD

16th June 2011

The meeting commenced at 10.30 a.m. in the Civic Centre, Hartlepool

Present:

The Mayor, Stuart Drummond (Community Safety and Housing Portfolio Holder)

Officers: Garry Hutchison, Building Control Manager
Jeff Mason, Head of Support Services
Sarah Scarr, Landscape Planning and Conservation Manager
Amanda Whitaker, Democratic Services Team Manager

1. Update on Locally Listed Buildings and Proposed Independent Selection Panel *Assistant Director (Regeneration and Planning)*

Type of decision

Non-key

Purpose of report

To update the Portfolio Holder on the progress on compiling a list of Locally Significant Buildings and to seek agreement of the members of the independent panel to take part in the selection process to determine a final list.

Issue(s) for consideration by Portfolio Holder

The report set out background to the compilation of local lists of buildings which are architecturally or historically significant. Consultation had taken place, involving members of the public and interested parties, from November 2010 until the end of January 2011. The 72 nominations which had been received had been placed on a draft list together with those nominations which had been identified as part of the work carried out appraising the eight conservation areas. It was proposed that an independent panel compile the final list. It was proposed that the Panel comprise individuals with specialist knowledge in the field on conservation, architecture or history. Conservation Officers from Tees Valley Authorities had been invited to sit on the Panel. It was suggested also that a representative of the Conservation Area Advisory Committee also sit on the Panel to provide input from local groups and amenity societies. It had been agreed by the Advisory Committee that the

representative for the Victorian Society should be nominated to take part in the selection process. Local History Groups and individuals with an interest in local history had also been contacted. In order to ensure that there was no conflict of interest, it was proposed that if any representative on the Panel had nominated a building for the list, they would not be able to take part in discussions on that building or the final decision relating to including that building on the list. The Portfolio Holder's agreement to the proposed membership of the Panel was sought.

Decision

The progress made in respect of the compilation of the draft list of locally listed buildings was noted and the proposed composition of the independent selection panel was approved.

2. **HSE AND BCA WORKING TOGETHER FOR HEALTH AND SAFETY IN CONSTRUCTION – (AN AGREEMENT FOR CO OPERATION BETWEEN THE HEALTH AND SAFETY EXECUTIVE AND THE BUILDING CONTROL ALLIANCE IN ENGLAND AND WALES)** Assistant Director (Regeneration and Planning)

Type of decision

Non-Key

Purpose of report

To update the Portfolio Holder on the impact on the Council's Building Control section of an agreement signed between the Building Control Alliance (BCA) and the Health and Safety Executive (HSE) to promote and encourage improved standards of health and safety in construction throughout England and Wales.

Issue(s) for consideration by Portfolio Holder

The report set out details of an agreement signed between the Health and Safety Executive (HSE) and the Building Control Alliance (BCA) aimed at improving the inspection regime and the role the Council can play in this through its Building Control Service. The agreement created a mechanism for Building Control professionals to discharge their professional duty of care in a simple and straightforward manner by working closely with HSE colleagues. It does not change a duty holder's responsibility to protect workers health and safety but has created an opportunity to get potentially life saving advice to those responsible for health and safety standards on construction sites. A copy of the agreement was appended to the report together with a press release issued to publicise the agreement.

It was proposed that, subject to a further consultation with the Council's legal section that the Council's Building Control section carries out this additional duty in line with the agreement between the HSE and BCA. The Council's insurance provider had been consulted on this matter and the response is included in an Appendix of the report. It was confirmed that meeting the

requirements would not cause any issues with Building Control insurance cover. The Council's commercial legal solicitor had also been consulted and had confirmed that this agreement would not cause any legal issues. The response was also appended to the report.

In terms of financial considerations, it was not expected that input in this area would have a significant impact on the Building Control service and costs. The Council would monitor any additional input and from this to consider such cost implications as part of service delivery. It was hoped that any additional operating costs would be negligible, however if this was not the case the Building Control charges would be reviewed.

Decision

That additional responsibilities associated with the agreement were noted.

3. Building Control – Charging for Gas Inspection (*Director of Regeneration and Neighbourhoods*)

Type of decision

Non-Key

Purpose of report

To update the Portfolio Holder in respect of the introduction of a building control charge to allow the building control surveyors to inspect work and clear conditions on planning applications with regards to gas protection measures on Building Regulation exempt buildings.

Issue(s) for consideration by Portfolio Holder

The report set out details of a new service which was being introduced by the Council's Building Control Service based on the gas protection measures which needed to be provided to certain extensions and buildings to properties on various sites throughout the town. It was proposed that the Building Control Team offer the service at a charge of £50 to cover a site inspection to check membranes for their suitability. The cost had been calculated using the Council's Building Control charges scheme. The report provided details of the operation of the service and the form to be completed was appended to the report.

In terms of risk implications, the Council's insurance provider had been consulted on this matter and the current insurance cover was suitable for the introduction of this cost and inspections. This would be reviewed when insurance cover was renegotiated.

Decision

The proposed introduction of a £50 charge for gas inspection was approved.

4. Regeneration and Neighbourhoods Departmental Plan Monitoring Report – April 2010 to March 2011 (*Director of*

Regeneration and Neighbourhoods)

Type of decision

Non-Key

Purpose of report

To inform the Portfolio Holder of the progress made against the Regeneration and Neighbourhoods Departmental Plan 2010/11.

Issue(s) for consideration by Portfolio Holder

The report set out progress against the key actions and performance indicators, along with the latest position with regard to risks contained in the Regeneration and Neighbourhoods Departmental Plan 2010/11. The Portfolio Holder noted progress and targets achieved and made particular reference to Indicator Ref LAA H P001 – Number of private dwellings empty for over 6 months brought back into use. Although that target had not been achieved, the Portfolio Holder highlighted that the target had been very ambitious and the outturn represented a significant increase in the number of properties brought back into use over the year, as a result of actions taken by the Council.

Decision

The report was noted.

PETER DEVLIN

CHIEF SOLICITOR

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