

Strategic Review 2019

RAISING STANDARDS IN PUBLIC SERVICE BUILDING CONTROL

2020



2016



A National Challenge to Construction Regulation



We started immediately and have invested over £1 million in learning, standards and quality systems to implement improvements in local authority practice

Dear Colleague,

Like many other Chief Executives, I'm tempted to write that LABC is working in difficult times. Everywhere, resources are under pressure and the list of demands only ever seems to grow.

However, events sometimes occur that serve as a 'wake-up call' to all parts of Government, showing us that we have fallen behind what is required in terms of policy, legislation, resourcing and practice. The Grenfell disaster was one of those moments.

Despite warnings in the UK at Garnock Court and Lakanal House and despite serious fires in Dubai, China, Russia, Indonesia and Australia, policy makers, industry and regulators failed to react.

After Grenfell the Review of Building Regulations and Fire Safety by Dame Judith Hackitt, which has been fully accepted by the Minister and the Government, showed that there were many reasons why these warnings weren't heeded:

- Competition in regulatory functions had focussed those in charge of the system on winning business and this enabled 'customers' effectively to choose their regulators
- Successive Governments and Ministers had focussed on reducing regulation
- The building control system had become too complex and was full of contradictions
- Testing and certification had not been reviewed and there was a lack of clear product identification
- Years of recession and austerity had stripped the public sector of people (compounded by a lack of succession planning and a missing generation of trained surveyors caused by the last recession)
- Developers and others commissioning buildings were focussed on profit, value engineering and speed, rather than safety and quality
- Performance-based legislation for fire services, building control and housing lacked a coherent whole building concept and no longer had a golden thread of fire safety

Who we're working with:



The challenge from Dame Judith Hackitt is for the whole industry to bring about radical reform.

LABC, as the membership organisation for all local authority building control teams in England and Wales, recognised this challenge and has taken a leadership role:

- We have been self-critical and honest in evaluating our own network
- We have used other professional bodies and institutions to help us understand better ways forward
- We are contributing to the work of MHCLG and are working closely with the LGA, HSE and Fire & Rescue Services
- We have accepted and are implementing the 53 recommendations in the Hackitt Final Report
- We started immediately and have invested over £1 million in learning, standards and quality systems to implement improvements in local authority practice
- We are working with other professionals and industry to support their change and to embed what we are doing in the wider regulatory and construction processes

One thing all local authorities need to understand is that the impact of Grenfell and the Hackitt Review will not just apply to high rise residential towers. It will quickly extend through all new construction and refurbishment projects.

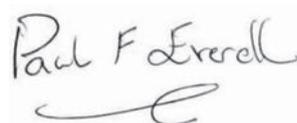
Decisions will now be guided by new legislation, changed testing and certification. The focus on risk will be based on size of building, complexity, the profile of occupants, fire-fighting, materials and the competency of those involved in design and construction. Professionals will link together more closely and fire and other risks will be assessed and prioritised over cost and delivery.

So whether the building is a residential tower, care home, school or public building, the design, specification, construction, handover and management will work differently.

Building standards will be at the centre of this as will duty holders. Duty holders will need to prove they or their project managers are using demonstrably competent professionals, contractors and suppliers.

This document shows the work LABC is doing to improve the local authority building control network and the investments we are making on behalf of our local authority teams who are our members.

The Hackitt Review is going to affect every authority and we are offering practical help to your building control team. You can find greater detail on our website www.labc.co.uk



Paul Everall CBE, LABC Chief Executive

Change & Implementation Timeline



Left: ISO Audit West Lancashire Borough Council
 Right: Bhavesh Patel, LABC Trainee of the Year 2018

2016

MAY

LABC Board agrees strategy to move to accredited learning and qualifications using digital resourcing and a learning management system

JUNE

LABC Board Strategy targets ‘Standards, Practice and Learning’

DECEMBER

Constitution changed to create Standards Committee independent of LABC Board with option for an independent Chair

LABC’s own learning management system goes ‘live’ using 125 digital modules, pre-learning, residential study weeks and formal assessments

LABC Annual Conference 2017



2017

MARCH

Standards Steering Group formed to define essential practices

JUNE

The tragic Grenfell Tower disaster occurs

JULY

Dame Judith Hackitt appointed to lead ‘The Independent Review of Building Regulations and Fire Safety’

AUGUST

MoUs with CIOB and University of Wolverhampton to develop qualifications at levels 4 and 5 plus a local authority building control degree and apprenticeship option

SEPTEMBER

Distilled processes of local authority building control defined

LABC national conference on ACM fires in Birmingham

OCTOBER

ISO and UKAS-accredited Alcumus ISOQAR appointed for audits

DECEMBER

Hackitt Interim Report published





LABC Annual Conference 2018

2018

JANUARY

LABC ISO Standard launched to local authorities

MARCH

Additional cladding and fire conferences for members and customers

APRIL

Institute for Apprenticeships approves building control surveyor occupational standard

MAY

Hackitt Final Report published

LABC Standards and Learning teams publish full competency matrix to members

JULY

LABC conducts a full survey of member competencies

AUGUST

Institute for Apprenticeships sets funding band of £24k for Building Control apprenticeship degree

CIOB Level 4 diploma starts with 30 students; CIOB Level 5 diploma starts with 38 students

SEPTEMBER

LABC upgrades learning system to VLE (Virtual Learning Environment) with access provided to over 3,500 surveyors and technicians

The Institution of Fire Engineers (IFE) and LABC sign an MoU and work on defining high risk fire competency and produce a validation exam for existing high risk fire surveyors

Schedule of regional test dates set for rolling programme of surveyor examinations with 100 surveyors taking part per month (ongoing)

OCTOBER

British Board of Agreement (BBA) and LABC sign MoU

LABC involvement in European study of fire safety competencies

LABC and BBA launch '100% Hackitt' initiative at the Houses of Parliament

NOVEMBER

LABC confirmed as member of the Joint Regulators Group

DECEMBER

Regulation changes announced by MHCLG relating to ban of combustible materials in the external walls of relevant buildings

Government pledges to implement all 53 of Hackitt Recommendations

2019

JANUARY

200 online course modules with 700 study hours available in VLE

LABC Board commissions legal advisors and plans to change from "Building Control" to "Building Standards"

FEBRUARY

LABC becomes part of JCA pilot, the Joint Regulators Group (JRG) to develop and test the new system, processes, information flow, records and 'gateways'

LABC's Lorna Stimpson and Martin Taylor appointed as representatives to the JRG

Film module of new regulations training available online for 3,500 surveyors and LABC customers

New national local authority recruitment and careers website being tested for building control team and HR use in any authority

LABC hosts training days for 35 civil servants, and the Director General from MHCLG to explain local authority functioning and the details of real life plan assessments

MARCH

Formal provision of evidence for the review of Part B (Fire) of the Building Regs to MHCLG

Onwards

LABC investigating separating the professional practice and learning groups of LABC from our operational work and trading. This will require the Charity Commission, HMRC and Companies House accepting proposals drawn up by specialist lawyers and accountants.



Strategic Developments & Investments



Lorna Stimpson

As Deputy Chief Executive my role is directing the implementation of new projects in LABC.

The Board's overarching goal is to make sure public service building control competence and standards support the duty of those commissioning construction. Namely to deliver safe, accessible buildings that meet performance targets and that, if these are breached, enforcement and sanctions will bring construction back to safe standards.

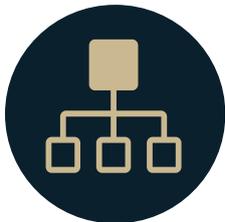
LABC'S WORK

LABC represents 100% of local authority building control teams in England and Wales. We have an expanding network of surveyors and technicians now amounting to over 3,500 people. LABC provides initiatives and, when necessary, insurances allowing local authority surveyors to work together on technical research and partnerships with large multi-site organisations. LABC's working groups make policy decisions to coordinate consistent working by all teams on similar construction projects or details. Events, learning and management tools are delivered at cost or no cost to members support these activities.

LABC 10-Point Programme

1 DEVELOP PROFESSIONAL STANDARDS

Complete the roll-out of the LABC standards and quality management system, including the ISO and independent audit by UKAS accredited Alcumus ISOQAR to all local authorities in England and Wales. 200 authorities are taking part of which 135 have been audited so far.



2 SEPARATE CONFLICTS OF INTERESTS

Re-structure LABC to separate professional development, practice and ethics from operational and commercial activities. Adopt Hackitt Report recommendation to change name to Local Authority Building Standards.

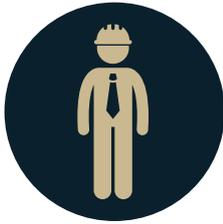
3 ACTIVATE LOCAL AUTHORITIES

Inform and help local authority elected members and senior managers to understand the impact of changes on all construction and refurbishment. Explain the changing risk register and steps required to support new legislation and practice.



4 PROMOTE LABC'S COMPETENCY

Continuously measure local authority competence covering all Building Act duties, public safety and public protection functions. Make competency assessment applicable to types of work, resourcing and surveyor allocation and tracked within the standards framework and ISO.



5 VALIDATE SURVEYORS

Use independent professional bodies such as the Institution of Fire Engineers to validate competency of top surveyors in high risk practice.

6 INVEST IN QUALIFICATIONS

Work with professional and academic bodies (currently IFE, CIOB and University of Wolverhampton) to create and run qualifications for public service building standards.



7 FOCUS ON LEARNING

Provide CPD and content to those commissioning, designing, constructing and managing buildings by extending the Virtual Learning Environment to duty holders and others working on buildings.

8 CREATE RESOURCES FOR RECRUITMENT

Reposition careers and prospects and create a national resource for recruiting a range of new entries for professionals to enter public service.

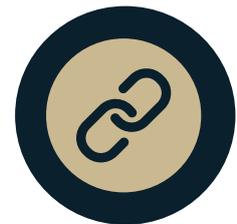


9 ANALYSE & RESEARCH

Commission studies to understand gaps, underperformance, behaviours and outcomes including the impact of new ways of working, regulations, enforcement and the effectiveness of sanctions.

10 EVOLVE JOINT REGULATOR RELATIONSHIPS

Strengthen functional links for policy and operations with the HSE and fire and rescue authorities including shared digital information and enforcement activities.



These tasks are fully backed by LABC members in Working, Steering and Pilot Groups. LABC functions as a network of professional peers and our success in creating and developing programmes and rolling them out is entirely due to the voluntary hard work of all our members across England and Wales.

Again, LABC has benefitted from the help and knowledge shared by all of these professionals and regulators. And I thank them all. Finally, we have received help and advice looking at other regulatory frameworks and I thank our colleagues in Local Authority Building Standards Scotland (LABSS) and Building Control Northern Ireland (BCNI).

Lorna Stimpson, LABC Deputy Chief Executive

Tintagel House
92 Albert Embankment
London
SE1 7TY
T: 020 8616 8120
E: info@labc.co.uk
W: www.labc.co.uk

87°

