



LABC Partner Authority Scheme and Local Authorities as the Regulator of Local Authority Owned Buildings

Partner Authority Scheme

LABC currently operates a Partner Authority Scheme (PAS) where clients have the opportunity to partner with an individual local authority and for that 'partner authority' to examine the plan details for projects outside the LA's geographical boundary, in what could be described as an account management approach.

Under the Scheme, the partner authority examines the client's plan details regardless of the project location and ultimately issues a decision advice notice to the LABC team local to the project (the host authority). This host authority then issues the decision and inspects the building work under construction.

Following the publication of Dame Judith's final report it has been suggested the Partner Authority Scheme allows the client to choose their own regulator. This is not correct as the host authority must still issue the decision (proposed Gateway 2) and inspect the building work through to completion (proposed Gateway 3). However, to ensure complete transparency LABC will revise their already robust PAS guidelines to ensure that for any HRRB there will be an extra level of peer review scrutiny of the project by the local authority where the scheme is being built and should a partner authority relationship be in place the partner authority will only act in an advisory capacity to the client in much the same way as the role now proposed for Approved Inspectors.

Local Authorities Regulating Local Authority Owned Buildings

Following the publication of Dame Judith's final report it has been suggested that local authorities verifying their own buildings creates a conflict of interest. This matter, however, has already been considered and resolved in Scotland and our colleagues across the border have shared with LABC their Consortium Peer Review process including details as to how the Scottish Government directed its use. Whilst the Scottish government decided that in practice there was no evidence of conflict of interest and that continuation of the peer review scheme was unnecessary, LABC intends to implement a peer review process on all council-owned buildings to ensure complete transparency.

Full details and all associated documentation provided to LABC by our colleagues in Scotland is available on request.

Attached is a copy of LABC's audit process for all council-owned buildings which has been added to the LABC Quality Management System. This audit process is also to be rolled out to cover sampling of all Partner Authority Scheme work.

LABC Peer Audit Report



AUDIT	QMS PROCESS MANAGEMENT - REGULATING LOCAL AUTHORITY OWNED BUILDINGS TO ENSURE NO CONFLICT OF INTEREST
DATE OF AUDIT	
AUDITOR NAME, AUTHORITY & JOB TITLE	

General Observations	Compliance Accepted Yes/No	Non-conf. Report Number	Issues Escalated to LABC

Project Number / Reference Code?	
Description of Work	
Were appropriate fees collected for the project?	
Was plan assessment carried out by appropriately competent staff using the Competency Matrix and associated proof of competency?	
Was a plan check carried out and communicated to the client?	
Were all necessary consultations carried out at the appropriate times and is there evidence of any feedback being communicated to the client?	



Were fire strategies appropriately and thoroughly scrutinised?	
Were alternative solutions to compliance adequately assessed and thoroughly scrutinised?	
Where contraventions or requirements for additional information were identified, were these adequately communicated and followed up on to final approval?	
Was the client given a service plan matched to the project and was this monitored and reviewed against delivery? Was the inspection plan appropriate to the project?	
Were site inspections carried out in accordance with the plan?	
Was the recording of site inspections to a good standard?	
Were all appropriate certificates in place prior to the completion certificate being issued?	
Was all necessary information passed to the occupier to help manage the fire safety aspects of the building prior to the completion certificate being issued?	
Overall, was the project undertaken satisfactorily and in accordance with the LABC QMS and operational policies?	
Was there any indication of a conflict of interest in the delivery of Building Standards on the project?	



Other Observations

Summary and Conclusions

Signed
