



LABC members' survey

Level 6/6a competencies July 2018

Response rate

In total 189 responses were received. There are a total of 294 LABC member bodies including shared service teams that cross more than one local authority boundary. This gives a response rate of 64%.

As this is a sufficiently large sample to be confident of its accuracy we have adjusted the numbers to reflect all 294 teams in presenting the findings.

How many authorities have a Level 6/6A Surveyor?

126 of the 189 surveyed authorities have a level 6 or level 6A surveyor in their building control team. This is 66.6% therefore would suggest that **across the LABC Network 196 of the 294 authorities have level 6/6A surveyor(s)**

How many Level 6/6A Surveyors work within LABC?

Of the surveyed authorities there were a total of 702 level 6/6A – 462 of these were level 6 and 241 of these were level 6A.

This suggests for the LABC network as a whole the following numbers:

LABC Network (294 authorities)	
Total Level 6 and Level 6A	1096
Level 6 Surveyors only	720
Level 6A Surveyors only	376



Will level 6 officers be available to work outside their own area if necessary?

This question was applicable/answered by 180 respondents. The results were as follows:

Availability to work outside area		
Response	Number of responses	Percentage
Yes	102	57%
Yes - Dependant on workload/cover/payment/shared staff	28	15%
Maybe	13	7%
No – due to workload/staff levels	5	3%
No	32	18%

Some people answered in more detail and others responded with a simple yes or no. In order to get a clearer picture of why 18% of respondents said their Level 6/6A surveyors would not be available for cross boundary working they would need to be questioned further.

However, based on the above survey this would suggest that up to 72% of level 6/6a surveyors would be available for cross boundary working (dependant on workload, cover, payment and the option to 'share' staff).

Based on the above and the previous question this suggests that there are 789 level 6/6a surveyors within the LABC network that could be available for cross boundary working.

Have you found any difference in culture and behaviour of clients since the publication of the final Hackitt report?

Comments

- Increase in fire safety awareness
- Increased awareness of private building control
- Increase in pre-apps enquired about on high risk projects
- Lots more building regulations enquiries
- LABC is now seen as a leader in the market
- Customers want LABC expertise, advice and time locally
- Customers aren't just looking for a "cheap" quote anymore
- Staff spending more time on site and at pre-app
- Being asked to intervene on projects that have been done by AI's to check they are compliant



- Fire Service have been very supportive of LABC and critical of the private sector trying to look at minimum standards and at the moment our relationship with the fire service is the best it has been for many years in my opinion.
- Clients are aware of the topics covered by the Hackitt report
- Agents are demonstrating more detailed concentration on detailing and seeking advice on BR compliance.
- Clients are more willing to engage with local authorities as they are seen to do the job properly
- Better understanding and appreciation of risk
- Building Control Officers are being invited by development teams to feed into the design stage
- Everyone is more aware of cladding issues and weaknesses in Regulatory framework.
- Some anxiety exists as to what is the correct selection of materials to build with to comply with any changes. Clients asking for more confirmation on compliance of materials.
- Less resistance from designers on fire safety issues
- Clients willing to go further to ensure compliance
- Clients choosing to work with LA's rather than approved inspectors – considered a “safe option”, better service at a keen price
- Clients less likely to use Cellotex
- No changes but improved market share for the local authority building control team
- Clients with tall buildings or building with cladding are very keen to understand the status of their buildings in terms of MHCLG guidance and the Building Regulations
- Architects appear more responsible
- Increase concern from occupants of buildings about their safety
- A need from clients that have previously used AIs to know their building is safe
- There is a general belief that Freeholders around the country are not maintaining their buildings in regards to Fire Safety.
- People amending schemes to install sprinklers when they are not required under Part B or BB100
- Being approached by clients that have not used us for a while to tender for jobs and there definitely seems to be more “caution” than previously.
- agents asking for the Fire Service consultation contact details during design stage now for larger schemes
- Housing Associations more engaged with local authority building control
- Domestic builders and some designers operating in the domestic extension sector seem oblivious to the impact of the report and some domestic builders are driving their clients to use their “pet” AIs rather than the Council services as very limited inspections and a reliance on photographs appears to be what they prefer from a building control service
- Communication has increased, requests for more inspections, additional checks on existing buildings and approvals
- The lax and varied approach by AIs service providers is now being questioned especially with regards to a lack of inspection of works in progress, the easy availability of issuing of their Final Certs on schemes when works incomplete and the flexible approach to standards is now questioned
- Customers seem to be more keen to get means of escape right
- Yes, professional architects are now aware and interested in the conflict that exists when using AI's and their relationship with builders/contractors and seem to appreciate why we raise more on plan checks than AI's



- Slight change/improvement in the respect for LA building control and what we do and appreciation of our impartiality
- Noticed an increase in negative comments about LABC by AI's locally about what poor service we provide including poorly staffed etc.
- Greater inclination to recommend enforcement
- Increase in the appointment of dedicated personnel to ensure that fire-safety measures are appropriate