

## Organisational response

**Report title:** 'Cracks in the Foundations – Building Safety in Wales'

**Completion date:** February 2024

Ref	Recommendation	Organisational response Please set out here relevant commentary on the planned actions in response to the recommendations	Completion date Please set out by when the planned actions will be complete	Responsible officer (title)
R5	<p>Local authorities should develop local action plans that articulate a clear vision for building control to be able to plan effectively to implement the requirements of the Act. The Plans should:</p> <ul style="list-style-type: none"> <li>• be based on an assessment of local risks and include mitigation actions;</li> <li>• set out how building control services will be resourced to deliver all their statutory responsibilities;</li> <li>• illustrate the key role of building control in ensuring safe buildings and be linked to well-being objectives and other corporate objectives; and;</li> <li>• include outcome measures that are focused on all building control services, not just dangerous structures.</li> </ul>	<p>Ongoing discussions are being held with Local Authority Building Control (LABC) who are the body representing Building Control authorities in England and Wales. The LABC are currently working on a format and approach to create Local Action Plans.</p> <p>In an effort to prepare appropriately, officers have worked through the competency programme with the Building Safety Competence Foundation over the last 12/18 months and are in a strong position with all staff having now demonstrated competence. Denbighshire now have a registered Band B Surveyor, technical manager and two Band A surveyors.</p> <p>In addition, it has recently been recognised that there is a need for an officer to become a specialist in non-standard construction and therefore will be undertaking the assessment this year.</p> <p>Key performance indicators are currently maintained and reported regularly; these basic KPIs are to be expanded through statute by Welsh Government. Sufficient training is required in order to be prepared and have IT and system support to be able to report this data.</p>	On-going	Acting Building Control Manager / Principal Building Control Officer

<p><b>R6</b></p>	<p>Local authorities should urgently review their financial management of building control and ensure they are fully complying with Regulations. This should include:</p> <ul style="list-style-type: none"> <li>• establishing a timetable of regular fee reviews to ensure charges reflect the cost of services and comply with the Regulations;</li> <li>• annually reporting and publishing financial performance in line with the Regulations;</li> <li>• ensuring relevant staff are provided with training to ensure they apply the Regulations and interpret financial reporting correctly; and;</li> <li>• revise fees to ensure services are charged for in accordance with the Regulations.</li> </ul>	<p>The building control service recently underwent an internal Audit. The financial processes were reviewed with minor recommendations proposed. It was agreed that the finances will be discussed and monitored regularly by the service and finance officers.</p> <p>Existing fees and charges are monitored closely; actual income to be assessed against predicted targets with any surplus or shortfall highlighted in order that a revision of those fees and charges can be implemented as necessary. Fees and charges are monitored annually.</p> <p>The Council's Financial Services provide monthly reports of Building Control's financial performance. The Finance team provide training and support to the Building Control team in respect of financial management requirements and interpretations when it is deemed necessary.</p> <p>Following the regular review of financial performance any deficit or surplus in the Building Control Trading Account are to be highlighted. Recommendations for action to address a deficit or excessive surplus are discussed for formal agreement before any action to implement is taken.</p>	<p><b>On-going</b></p>	<p><b>Acting Building Control Manager / Principal Building Control Officer</b></p>
<p><b>R7</b></p>	<p>Local authorities should work with partners to make better use of limited resources by exploring the potential for collaboration and regionalisation to strengthen resilience through a cost benefit analysis of partnering with neighbouring authorities,</p>	<p>Denbighshire Building Control is a member of LABC Services, working closely with LABC and our partner authorities to support the building control function on a local and national basis. A series of initiatives have been established and aimed at developing improved collaboration,</p>	<p><b>On-going</b></p>	<p><b>Acting Building Control Manager / Principal Building Control Officer</b></p>

	<p>establishing joint ventures and/or adopting a regional model where beneficial</p>	<p>cross-boundary support and sharing of expertise; Denbighshire Building Control lends its full support to these objectives.</p> <p>These initiatives were discussed during the recent Audit and attempts have been made to communicate with adjoining Local Authority Building Control teams to begin exploring any opportunities for collaborative working. Denbighshire are keen to drive this forward and are looking to open initial discussions with neighbouring authorities.</p> <p>Denbighshire currently have in place a memo of understanding with Wrexham which is facilitating the ability to provide assistance for Denbighshire when required (as we are currently carrying a vacant post).</p>		
<p><b>R8</b></p>	<p>Local authorities should review risk management processes to ensure that risks are systematically identified, recorded, assessed, mitigated and subject to regular evaluation and scrutiny.</p>	<p>Building Control actively considers the evaluation of relevant risks to the service and its staff. Risk management is considered regularly and will now form part of an annual review.</p> <p>When assessing risk management, we will have regards for the Council's Risk Management Strategy and will assess the level of risks to determine most appropriate form of action and profile i.e. Corp. Risk Register / Service Risk Register etc.</p>	<p><b>Completed. BAU.</b></p>	<p><b>Acting Building Control Manager / Principal Building Control Officer</b></p>