



Building Control half year report 2025 to 2026

Performance measure	Target and reporting timescale	Half year update
Maintain/Increase market share of local authority building control (LABC) services for all applications submitted in the East Cambridgeshire district	Minimum 80%, annually	On Going As of 1 st October 2025, market share stood at 79.4%, slightly down on target but this is normally taken over a full year and will fluctuate seasonally. Up 1.2% on 2024/25
Achieve a break-even budget for the fee earning account and be self sufficient	Break even budget - annually	Target Off Track Working with Management Accountant, Budget likely to be around £40k-£50k overspend by end of March 2026 This is purely down to the current state of the building market. ECDC applications are up year on year by approximately 6.5% and market share has also increased by around 1.2%. The type of work being undertaken is not as large as seen in previous years as homeowners convert garages and carry out internal alterations instead of extending. New dwellings are also slow. ECDC is bucking the national trend with the aforementioned increases.
Review/improve the Building Control area of the Council website to ensure the information available is up to date and relevant for all customers	As identified, annually	Not Yet Started Changes and updates have been earmarked to take place in the second half of the year, these will incorporate Building Safety Levy guidance, which is still being finalised. section and link to National LABC front door website, which stores lots of useful information for residents.

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Identify training needs across the service by following effective performance management processes, ensure succession planning is in place and maintain a full professionally qualified (applicable to post) team	100%, annually	Target On Track Senior surveyor retired in June 2025, replacement recruited in September 2025. All staff are fully competent and validated as required by the BSR. All surveying staff have either completed courses or are enrolled to start shortly. Staff have undertaken training at all levels linked to their job roles and to ensure department is fully compliant. Further training already booked for 2026 for all surveying staff on Fire Engineering.
Implementation of the Building Safety Levy – BSL collection will be allocated to Building Control from Autumn 2025. New Burdens funding received from Government to help with set up including recruitment of new staff, packages for delivery, equipment etc.	Quarterly and Annual Stats will be required with effect from Spring 2026.	Not Yet Started Implementation was delayed by Government – will now come into force Autumn 2026 – meetings and preparation currently under way. Recruitment for new staff member to take place spring 2026.
To regularly review risks associated with Building Control, including: • Building Safety Regulator/Register – keep abreast of all new requirements in terms of new Surveyor Register being implemented during 2023, all surveying staff need to pass validation and register by April 2024 • BSR Governance Audit • Cost of living crisis - to be aware of cost-of-living raises impacting on people delaying building projects • training/validation - to keep abreast of all legislation changes • updated SWOT Analysis - identify current threats to the service	Minimum Annually	Target On Track Building Safety Regulator – all surveying staff hold required competencies. Target Exceeded Audit – ECDC were audited in quarter 1 of 2025 – passed with just 1 minor non-conformance identified. Target On Track Staff are up to date with training/validation – team now part of LABC’s tailor-made training and CPD network (MyLABC). Training courses already booked for 2026. Target Exceeded SWOT Analysis - New Risk Register document produced to look at all areas of Business and potential shortfall areas, plus mitigation. Documents highly praised by BSR

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		Auditors as far-reaching, comprehensive and robust.
Register 85% of building regulations applications within 3 working days of submission and 100% within 5 days of submission and where initial plan check payment is made	85% for 3 days and 100% within 5 days: annually	Target on Track As of 1st October 2025 93%, of applications were registered within 3 days and 100% of valid applications were processed in 5 days
Ensure compliance with building regulations by carrying out plan checking within 3 working weeks and making decisions within new agreed timeframes as specified by Building Safety Regulator Requirements.	90%, annually	Target Exceeded As of 1st October 2025 95% of plans were checked within 3 weeks (85% within 2 weeks) – the decision period is no longer a statutory requirement, and all plans have been decided within the required timeframe.
To ensure all the required Government and BSR KPI's, OSR's and the Building Inspectors Competence Framework measures are accurately recorded and provided within specified time limits.	100%, quarterly to BSR annually to committee and BSR	Target on Track New key performance indicators (KPI) and Operational Service Requirements (OSR) have been submitted on time as required for the first 2 reporting quarters thus far (April and July 2025). No issues reported back by the BSR. All fully accepted.
Carry out site inspections the next working day if requested before 4.30pm the day before and within 2 days for large completion inspections	100%, annually	On Going More than 99% for first 6 months of the budget year – 4 inspections re-arranged – on each occasion builder said they had asked for a call 30 minutes beforehand, but nothing showed on inspection request.
Respond to 100% of demolition notices within 4 weeks (statutory requirement 6 weeks) to ensure compliance with statutory	100%, annually	Target On Track 100% for every aspect of work outlined within this point. All demolition requests and Dangerous

Performance measure

Target and reporting timescale

Half year update

legislation and support customer needs.

- Respond to 100% of dangerous structures within statutory time limits.

Attend and provide technical guidance at all applicable Safety Advisory Group meetings both internally and externally

structures dealt with as required.

Implement further digitisation of our service to reduce paper use and postage/printing costs (specifically in 2023 to 2024, send all acknowledgement letters by email only, rather than post, and investigate other measures to further reduce paper/printing/postage usage

Implement line of business system (IDOX Uniform) audit by March 2025

On Going

Building Control is moving towards being fully electronic. Tablets are being used by some surveying staff for inspection visit. Some types of application are no longer printed out.

The percentage of documents being sent in electronically is increasing and bringing down postage/paper costs.

Building Control Paper usage has decreased by over 34% from 2024/25.