Leicestershire Building Control Partnership Board
Performance report for Q1 & Q2 of 2024/2025

Purpose
This paper provides an overview of the Building Control performance dashboard statistics up to the 30th of September 2024. It provides additional commentary and supporting information for the charts/tables shown below and endeavors to explain significant variances in expected data.

Performance overview
The report aims to give Partnership Board members an overview of key areas of performance against agreed targets set by the board. The targets were originally arrived at by looking at the performance of the initial three joining Partner members for the two years prior to the partnership being established. The service will use this data to benchmark and improve service performance.

1) Building Control Income and Expenditure – Fee Earning Work
Details the income generation and expenditure per month, we have set target figures for these across the year to meet the end of year targets.

Target per month for 2024/2025
Partnership total income target is £133,156per month April – October and £37,037 per month November - March
Partnership total expenditure budgeted as £37,397 per month April - October and £58,722 per month November – March
Note These target figures noted above were changed after the last meeting dated 16.4.2024 to reflect predicted profiling for Summer and Winter income/expenditure expectations.

	April	May	June
LBCP Actual Income	£59,885	£53,300	£86,752
LBCP Actual Expenditure	£94,876	£109,001	£103,149

	July	August	September
LBCP Actual Income	£96,329	£60,242	£68,153
LBCP Actual Expenditure	£110,036	£109,432	£109,040

Q1 to Q2 Income figures

Income is down from our original business case forecasts and down on monthly expectations for Q1 and Q2.

The UK economy and construction industry has continued to stagnate and the rate at which construction companies are foreclosing is increasing.

UK Mortgage rates, although having dropped 0.25% in recent months, down to 5% are still historically high and are having an adverse effect on the economy and the housing market which will adversely affect BC income. This will indirectly result in reduced fee income for the LBCP. In addition, millions of UK Mortgage customers are still coming off cheaper fixed rate mortgage deals onto higher interest rate deals. This is also dampening the housing market and economic spending activities. BC is not immune from its effects.

Overall Consumer/business confidence is also low due to several other adverse factors, such as energy costs, cost of living rises and overall budget anxiety due to predicted government spending cuts and taxation plans. Overall public debt is at its highest since the 1960s, which gives us a clear view on matters. The above information will not explain and account for all reduced BC income, but it does help to get an overall picture of what is happening holistically throughout the economy.

The Building Safety Regulator registration and validation process along with several updated versions and new sections of legislation and expected ways of working will continue to restrict our ability to take on additional workloads for some time to come and BC Officers will no longer be able to operate in a non-registered manner and without adequate supervision when they have not taken and passed relevant competency exams.

Q1 to Q2 Expenditure figures

BC expenditure levels are being kept to a minimum whilst we are maintaining and running the BC service.

- Other non- fee earning service works are continuing to be delivered throughout the partnership and the costs of which are recovered from Partners.

- The Building Safety Act 2022 and the associated secondary legislation that comes with it, in addition to the changes within the Building Act 1984 will heavily burden all BC practices with additional red tape and regulatory checking processes. Whilst this may eventually lead to the driving up of standards it will also increase operating costs for the service and is doing.

- Looking towards the coming months and years the Building Inspector registration process is likely to significantly reduce the total number of available Surveyors in the UK who can legally practice. This is highly likely to increase salary costs for those operating BC services due to staffing supply and demand pressures.

- Pre-2023 and early 2024 there were and needed to be about 4500 qualified BCOs operating in the industry holistically covering private and public sector BC providers. This figure is now down to figures in the region of less than 1700. It is therefore predicted that due to supply and demand matters, staff salaries are expected to rise significantly, and recruitment and retention costs will need to be catered for. Failure to do so may result in many surveying staff leaving the LBCP to join other BC providers or becoming self-employed contracting surveyors.

2) Value of applications received – this is the full value, including the inspection fee, of every application logged.

	April	May	June
Blaby	£24,383	£15,735	£7,603
Harborough	£22,629	£23,874	£17,839
Hinckley/Bosworth	£24,278	£14,040	£11,518
Melton	£6,127	£9,575	£8,578
Oadby/Wigston	£3,552	£3,681	£3,023
Rutland	£8,213	£2,583	£9,768
LBCP	£89,182	£69,488	£58,329

	July	August	September
Blaby	£8,979	£9,305	£8,560
Harborough	£10,542	£19,279	£12,909
Hinckley/Bosworth	£25,102	£11,251	£5,565

Melton	£9,084	£5,158	£5,044
Oadby/Wigston	£4,081	£3,891	£6,594
Rutland	£5,572	£10,482	£6,988
LBCP	£63,360	£59,366	£45,659

3) Monthly income Invoicing amounts

This is the total income value of invoices that are sent out each month, invoices are usually sent out for the inspection fee element of any full plan's applications. This becomes payable after the first inspection.

	April	May	June
Blaby	£2,233	£5,805	£4,871
Harborough	£2,169	£1,174	£2,385
Hinckley/Bosworth	£1,595	£444	£3,686
Melton	£603	£104	£,1,770
Oadby/Wigston	£427	£305	0
Rutland	£2,344	£586	£9,032
LBCP	£9,371	£8,417	£21,744

	July	August	September
Blaby	£558	£1,792	£1,768
Harborough	£4,058	£5,506	£2,404
Hinckley/Bosworth	£4,789	£4,769	£2,088
Melton	£1,474	£1,198	£0
Oadby/Wigston	0	£415	£0
Rutland	£13,567	£1,262	£860
LBCP	£24,446	£14,942	£7,120

4)Total number of fee-paying applications received and Market Share% based on applications received per month.

This monitors workloads holistically and is a comparison against previous months/year's activities and indicates how well the private sector are doing for against our own services.

Our target is to aim for an average total market share of 65% of overall business activity and improve our market share for all Partner members. Clearly all Partner members have differing activity levels but as the Partnership becomes more established these market share levels should equalize between all members. **There is still significant work to be done before our "overall goals" on this front can come to fruition**. **Also note that this target was also set well before any Building Safety Regulator KPIs, and requirements were developing.**

There is also an expectation that these applications will be dealt with within statutory time periods and within defined performance service level standards.

Total number of fee- paying applications received

	April	May	June
Blaby	48	35	18
Harborough	46	40	42
Hinckley/Bosworth	47	32	25
Melton	12	21	18
Oadby/Wigston	8	10	6
Rutland	18	7	20
Partnership	179	145	129

	July	August	September
Blaby	21	24	16
Harborough	28	37	26
Hinckley/Bosworth	37	22	14
Melton	17	16	11
Oadby/Wigston	10	7	12
Rutland	11	12	12
Partnership	124	118	91

Market Share %

	April	May	June
Blaby	61%	56%	39%
Harborough	65%	59%	62%
Hinckley/Bosworth	68%	46%	56%
Melton	63%	50%	56%
Oadby/Wigston	21%	38%	33%
Rutland	67%	32%	63%
Partnership	59%	50%	54%

	July	August	September
Blaby	53%	22%	30%
Harborough	47%	34%	24%
Hinckley/Bosworth	58%	30%	30%
Melton	68%	43%	30%
Oadby/Wigston	36%	13%	15%
Rutland	44%	46%	52%
Partnership	51%	29%	26%

The items noted below should also be considered.

% Figures for August and September 2024 have been temporarily distorted due to at least two private sector BC companies ceasing to trade. The effect of this is that multiple applications have been cancelled in respect of their existing applications that were still live and then transferred over to another private sector BC provider to submit as a new application. This temporarily distorts the market share figures for these 2 months and therefore they should be considered as an exception to the circumstances.

- Market share levels will continue to fluctuate monthly and are doing.
- Q1 and Q 2 figures for 2024 reflect a total market share of 53.5%. This figure will sit well with the fact that we are operating with less experienced staff, and we need to serve the needs of the BSR and operate a compliant regulatory service which is likely to be audited and monitored more closely in the future. Note August and September figures to be disregarded for reasons noted above.
- The Building Safety Act 2022 and achieving compliance with any measures being brought in by the Building Safety Regulator will adversely impact on our capacity to increase market share and income levels. The Regulator is only concerned with driving up standards and compliance with the 2022 Act and not costs.
- Given that we are likely to have less qualified BC Surveyors from July 2024 onwards, which also follows other UK National trends for both other private and public sector BC providers we should be satisfied with a market Share of 53.5%.

5) Non fee earning applications

Number of disabled adaptation type applications received each month. There is no target for this as this is non-fee-earning work; most of these cases come through Lightbulb.

No fee payable on these applications.

	April	May	June
Blaby	6	6	2
Harborough	6	0	1
Hinckley/Bosworth	5	1	1
Melton	1	0	0
Oadby/Wigston	1	1	4
Rutland	0	1	0
Partnership	19	9	8

	July	August	September
Blaby	1	2	1
Harborough	2	4	0
Hinckley/Bosworth	3	6	1
Melton	0	1	0
Oadby/Wigston	3	1	0
Rutland	0	0	0
Partnership	9	14	2

In line with expectations and no adverse comments.

6) Inspections undertaken as requested same day or on date requested)

The average number of inspections undertaken each month at each authority varies between 180 and 350. Normally **100% of these inspections** are done on the date requested.

The tables below show how many inspections in total have been undertaken at each Authority over the last 12 months

	April	May	June
Blaby	207	189	211
Harborough	226	243	211
Hinckley/Bosworth	166	175	201
Melton	122	125	144
Oadby/Wigston	39	52	37
Rutland	97	113	80
Partnership	857	897	884

	July	August	September
Blaby	248	189	200
Harborough	237	246	241
Hinckley/Bosworth	151	181	203
Melton	137	117	146
Oadby/Wigston	51	46	55
Rutland	113	133	150
Partnership	937	912	995

In line with expectations. Work is continuing to be undertaken to monitor the number of inspections carried out by the Surveyors at each Council to ensure that each Surveyor undertakes similar levels of inspections and to prevent imbalances of workloads across each District.

From July 2024 onwards inspections will where possible be allocated so that they are being undertaken by the appropriate class of Registered Building Inspector in accordance with BSR registration processes or alternatively some form of supervision will be in-acted so that we can as far as reasonably practicably, comply with BSR requirements.

The requirements of the Building Safety Act 2022, which are now becoming more transparent, may mean that we must reduce inspection numbers or response times in the future to fully meet operational service standards that are being implemented in July 2024.

We have already recently adjusted inspection booking arrangements to help shape inspection requests in line with BSR requirements, which has meant that the same-day inspection service has now been replaced with a next-day service.

7) Initial Notices received
This is the number of applications received from the private sector each month, the aim is to try to keep these numbers down and to try to increase our market share shown in section 4 and the table showing market share.

Total number of Initial notices received (Via Private sector)

	April	May	June
Blaby	31	28	28
Harborough	25	28	26
Hinckley/Bosworth	22	38	20
Melton	7	21	14
Oadby/Wigston	31	16	12
Rutland	9	15	12
Partnership	125	146	112

	July	August	September
Blaby	19	84	37
Harborough	31	73	83
Hinckley/Bosworth	27	51	32
Melton	8	21	26
Oadby/Wigston	18	45	68
Rutland	14	14	11
Partnership	117	288	257

Target: The challenge and the goal is to try to limit the number of B/Regs applications submitted by the Private sector to less than 25 applications per month at each Council. There is still work to be done in this area.

- As explained in section 4 above August and September 2024 figures need to be discounted due to the distorting effect.
- Comments made in Item 4 above are also applicable to this chart and the general aim is to keep market share at all the Partner Councils as high as possible and the private sector down to no more than 40%. Our market share for Q1 and Q2 is 53.5%.

8) Initial Notices cancelled records any notices that are withdrawn or cancelled, and this helps to give us a true account of the total number of applications submitted to the council from the private sector

	April	May	June

Blaby	5	4	7
Harborough	1	4	7
Hinckley/Bosworth	4	2	3
Melton	2	2	3
Oadby/Wigston	1	7	11
Rutland	0	0	0
Partnership	13	19	31

	July	August	September
Blaby	3	69	37
Harborough	2	37	55
Hinckley/Bosworth	4	77	11
Melton	0	46	5
Oadby/Wigston	0	35	43
Rutland	1	28	2
Partnership	10	292	153

As per sections 4 and 7 above August and September 2024 figures need to be discounted due to the distorting effect mentioned in item 4.

Otherwise, these figures are in line with expectations.

9) Dangerous Building call outs
Details of the number of reports received each month regarding dangerous buildings. The team currently covers the out of hours dangerous building calls outs, on a rote basis. Officers are expected to respond within two hours either in or out of office hours.

The target for all four local authorities is 100% within these timescales.

	April	May	June
Blaby	0	1	1
Harborough	1	0	2
Hinckley/Bosworth	2	3	2
Melton	0	1	1
Oadby/Wigston	0	1	0
Rutland	0	0	0
Partnership	3	6	6

	July	August	September
Blaby	0	1	1
Harborough	1	0	3
Hinckley/Bosworth	2	1	3
Melton	0	2	1
Oadby/Wigston	0	1	2
Rutland	0	0	1
Partnership	3	5	11

The response time to attend any DB call out within 2 hours has been maintained and achieved for Q1 and Q2 of 2024

These figures are in line with expectations and there are no adverse comments.

10) Un-authorised building works reported and inspected

Each month the number of un-authorised building works reported and inspected/followed up are recorded. This is recorded to show that we are also undertaking the enforcement element of the job regularly.

This chart gives an indication of officer time spent on non- fee earning work. The target is to respond to these service requests is 48 hours from being notified.

	April	May	June
Blaby	3	2	3
Harborough	3	2	3
Hinckley/Bosworth	3	1	4
Melton	3	1	1
Oadby/Wigston	1	2	4
Rutland	0	0	0
Partnership	13	8	15

	July	August	September
Blaby	3	5	9
Harborough	4	4	4
Hinckley/Bosworth	3	1	1
Melton	3	0	1
Oadby/Wigston	4	2	1
Rutland	2	2	3
Partnership	19	14	19

No adverse comments, but the panel should note that several pre-contravention type intervention inspections and guidance comments and suggestions will be made during each site inspection. This avoids matters escalating into the need for legal services type enforcement work being instigated.

The above noted pre-contravention type interventions are recorded on file. These may also need to be recorded as enforcement type work when the new Building Safety Regulator, operational standards come into effect in April 2024.

Looking towards future years it is likely that the BSR will want to see enforcement cases rise across the sector and it will be more closely monitored.

11) Demolition applications dealt with

Details by month the number of demolition applications submitted for fee income purposes and workload purposes only. There is no target for this.

	April	May	June
Blaby	1	1	0
Harborough	0	1	3
Hinckley/Bosworth	0	1	1
Melton	2	1	0
Oadby/Wigston	1	0	0
Rutland	0	1	1
Partnership	4	5	5

	July	August	September
Blaby	0	0	0
Harborough	1	1	1

Hinckley/Bosworth	0	0	0
Melton	1	0	1
Oadby/Wigston	0	0	0
Rutland	0	0	0
Partnership	2	1	2

No adverse comments

12) Street naming and numbering requests
Details the number of street naming and numbering requests received each month. There is no set minimum or maximum; this is just a record of what is coming in monthly to monitor workloads.

	April	May	June
Blaby	5	6	3
Melton	14	12	3
Oadby/Wigston	1	0	1
Partnership	20	18	7

	July	August	September
Blaby	2	3	2
Melton	7	8	6
Oadby/Wigston	1	1	0
Partnership	10	12	8

No adverse comments.

Note: The function of street naming and numbering is undertaken by other Council sections at Harborough, Hinckley and Rutland, so these partner Councils will always have no requests recorded in those districts.