I have completed the online survey for the above and would also like to submit the statements below in response to the questions as noted in the online survey.

**Should verification of building standards be extended to organisations other than local authorities?**

Yes. This would allow applications to be dealt with by suitably qualified Consultants, able to address applications without the constraints of an overburdened Local Authority. This would reduce decision periods and repeat timescale cycles whenever observations require to be addressed. It could also deliver a more cost effective solution, possibly reducing the costs of Building Warrant applications and speeding up the delivery time. Having a private sector, replication of the English system, would help to reduce timescales and cost.

**Should procedural regulations specify a minimum requirement for the inspection of ongoing building works, to ensure compliance with building standards?**

NHBC provide a 10 year guarantee with their own inspection regime to ensure compliance with their standards which are in line with Building Regulations and very often exceed the requirements in the building regulations. In addition to this, Building Warrants are issued with a letter requiring builders to arrange for inspection at critical stages in the construction. An increase on inspection rates would result in a reduction of service with regards to reviewing Building Warrant applications.

**Should there be a statutory system to provide redress for new home buyers whose properties are subsequently found not to meet building standards requirements?**

Dwellings are already subject to inspections by both Building Control and NHBC. If these inspections are not sufficient to ensure that standards are met it is unlikely additional surveys will result in an improved end product. NHBC already provide a method of recourse to have any deficient or defective works corrected or repaired.

**Are the current building warrant and associated fees set at the correct level?**

The fees for these are set high in comparison to the service delivered by the Local Authorities. BWS pay high fees only to experience lengthy determination periods for Warrant Applications. With the high fees applied we would expect to be able to discuss the progress of applications with a Warrant
Officer and to meet them when necessary in order to increase understanding of an application and reduce timescales for return. In some authorities it is almost impossible to meet a Warrant Officer to discuss your application.

Kind Regards,

Stuart King