

Recommendation	Planned works	Responsible officer/s	Completed by
<p>Always encourage the local authority to use its own building control service for its own developments or those of its ALMO.</p>	<p>Ensure that all departments of the Council consider using our in-house Building Control service by giving the opportunity to bid for all work. It is essential to retain the service to give customers choice. Our service competes directly with the market. This will include working with procurement and legal as well as Council services that procure building works.</p>	<p>Tracy Darke – AD Economy and Place Tabitha Lythe – Planning and Development Services Manager</p>	<p>On-going</p>
<p>Request its building control and communications services to collaborate to develop a plan to increase awareness of building control, the New Homes Quality Board and the Housing Ombudsman, to would-be homeowners in Shropshire.</p>	<p>Campaign to help residents be more aware of the importance of building safely and ensuring that they ensure that any developer they have to carry out works to their property meets the required standards. Work with the Communications team to develop a strategy to work with the press in promoting better awareness for customers.</p>	<p>Tabitha Lythe – Planning and Development Services Manager –Communications team – Nigel Newman</p>	<p>This work has been delayed due to the need for all Building Control Officers to go through the mandatory competency requirements that the government has introduced. There has been a specific deadline for all practicing surveyors to reach this by April 2024 otherwise they cannot carry out their role. This has been achieved but involved training and examinations. As a consequence of this, a revised date is proposed for the preparation of a communications plan of August 2024</p>

<p>To include building control in the programme of induction training provided to elected members following all-council elections in 2025.</p>	<p>Supporting Councillors in understanding how building control works and the implications when building regulations are not met. Updating them on the national changes to competency requirements following Grenfell which has had a significant effect on the industry. This training will be part of the wider induction for members and will enable them to have a good understanding of the importance of building control in building safely.</p>	<p>Tabitha Lythe – Planning and Development Services Manager Miranda Garrard – Head of Legal Services Amanda Holyoak – Democratic Services Team Leader</p>	<p>After 2025 elections to be part of wider induction programme for members</p>
<p>Support Cornovii and Star Housing’s work in creating their own open space management company.</p>	<p>Explore the opportunity with the Housing Company and ALMO to understand whether it is feasible to set up the management company. This will give developers a further option to transfer the management of open space and enable our housing company and ALMO the opportunity to develop this as a business opportunity as well as ensuring open spaces are well managed.</p>	<p>Harpreet Rayet – CEO Cornovii and Star Housing Tracy Darke – AD Economy and Place</p>	<p>STAR Housing in partnership with Cornovii Developments Limited has begun the process of understanding the process of setting up an organisation which would act as management company. STAR Housing have two work streams which are being undertaken simultaneously which will report back to STAR Housing board during Q3 of this financial year. The first is a service charge review, this review is considering the cost of delivering all service charge related works (these are normally the services and associated costs which a management company would undertake for a new development). This will allow STAR Housing to</p>

			<p>consider its cost base position a key requirement of any management company.</p> <p>The second work stream is in relation to legal structure associated with setting up a management company. STAR Housing would undertake the role of a management agent for a management company which would be setup by a developer such as CDL.</p> <p>CDL and STAR Housing are working with a specialist PRS and management company consultant to consider the most appropriate company structure and how services can be delivered in the most effective manner.</p> <p>Revised date December 2024</p>
<p>Proceed to recruit a dedicated officer with a specific remit of ensuring well-designed, high-quality, coherent, biodiverse open space on new developments.</p>	<p>Job description and person specification prepared to cover breadth of role. Decision on management of role. This will provide a resource that can influence well designed open spaces and ensure that they are integral to the development. The role will also provide a more</p>	<p>Andy Wigley – Policy and Environment Manager Clare Featherstone – Head of Leisure, Tourism and Culture</p>	<p>Completed. Officer now in post.</p>

	strategic approach to green infrastructure.		
Review its Section 38/278 process to create a greater focus on securing legal agreements early in the planning process.	Resourcing of S38/278 work needs attention as it has been under-resourced for more than 10 years, resulting in a lot of legacy cases. Processes and procedures to be improved to enable works to proceed more quickly, to avoid many of our estates being occupied before the road works are completed/adopted. This will drive in more income and significantly reduce concerns and complaints about roads not being completed.	Tabitha Lythe – Planning and Development Services Manager Miranda Garrard – Head of Legal Services	March 2024 Progress has been made on this by securing an agency person for a three month period to focus on processes and procedures, primarily setting up templates and speeding up the process. We are also trying to deal with our legacy cases, as well as improving awareness regarding the length of time it takes for the adoption process. Partially completed