

Building Warrant Fees

Responding to this Consultation

We are inviting responses to this consultation by Monday 9 January 2017.

A shorter consultation period of 8 weeks is required instead of the normal 12 weeks in order to meet an introductory date of 1 April 2017.

Please respond to this consultation using the Scottish Government's consultation platform, Citizen Space. You view and respond to this consultation online at <https://consult.scotland.gov.uk/procedures-and-verification/building-warrant-fees/>. You can save and return to your responses while the consultation is still open. Please ensure that consultation responses are submitted before the closing date of Monday 9 January 2017.

If you are unable to respond online, please complete the Respondent Information Form (see "Handling your Response" below) to:

Linda Stewart
Building Standards Division
Scottish Government
Denholm House
Almondvale Business Park
Livingston
EH54 6GA

Handling your response

If you respond using Citizen Space (<http://consult.scotland.gov.uk/>), you will be directed to the Respondent Information Form. Please indicate how you wish your response to be handled and, in particular, whether you are happy for your response to be published.

If you are unable to respond via Citizen Space, please complete and return the Respondent Information Form attached included in this document. If you ask for your response not to be published, we will regard it as confidential, and we will treat it accordingly.

All respondents should be aware that the Scottish Government is subject to the provisions of the Freedom of Information (Scotland) Act 2002 and would therefore have to consider any request made to it under the Act for information relating to responses made to this consultation exercise.

Next steps in the process

Where respondents have given permission for their response to be made public, and after we have checked that they contain no potentially defamatory material, responses will be made available to the public at <http://consult.scotland.gov.uk>. If you use Citizen Space to respond, you will receive a copy of your response via email.

Following the closing date, all responses will be analysed and considered along with any other available evidence to help us. Responses will be published where we have been given permission to do so.

Comments and complaints

If you have any comments about how this consultation exercise has been conducted, please send them to:

Linda Stewart
Building Standards Division
Scottish Government
Denholm House
Almondvale Business Park
Livingston
EH54 6GA

Scottish Government consultation process

Consultation is an essential part of the policy-making process. It gives us the opportunity to consider your opinion and expertise on a proposed area of work.

You can find all our consultations online: <http://consult.scotland.gov.uk>. Each consultation details the issues under consideration, as well as a way for you to give us your views, either online, by email or by post.

Consultations may involve seeking views in a number of different ways, such as public meetings, focus groups, or other online methods such as Dialogue (<https://www.ideas.gov.scot>).

Responses will be analysed and used as part of the decision making process, along with a range of other available information and evidence. We will publish a report of this analysis for every consultation. Depending on the nature of the consultation exercise the responses received may:

- indicate the need for policy development or review
- inform the development of a particular policy
- help decisions to be made between alternative policy proposals
- be used to finalise legislation before it is implemented

While details of particular circumstances described in a response to a consultation exercise may usefully inform the policy process, consultation exercises cannot address individual concerns and comments, which should be directed to the relevant public body.

Section 1: Introduction and Background

Introduction

The purpose of this consultation is to seek views on increasing building warrant and other associated fees to make the building standards system achieve full cost recovery and place it on a sustainable footing for the future.

The Scottish Government is committed to ensuring that building standards is adequately funded to deliver a system that is accessible, affordable and which provides a high-quality service to those who use it.

Beyond this overriding objective, the Scottish Government believes that the fees charged to 'true' users of the building standards system should cover the cost to public funds of providing those services. This means that those who make use of the system should meet, or contribute towards, the associated cost to the public purse. These users are those who apply for permission to build, through the submission of building warrant applications, and are required to construct buildings in such a way that satisfy matters that are in the 'public interest'.

A review of fees is overdue as there has been no increase since the introduction of the present building standards system in 2005. The responsibility for setting building warrant fees is reserved to Scottish Ministers and the system is administered currently by the 32 local authority Verifiers. The intention has always been to make and keep the system running on a cost recovery basis, this was intimated in the July 2001 consultation paper from the Scottish Executive – 'Improving Building Standards'. To date this has only been achieved in terms of the operational side of the system, that is, those applying for building warrant pay a fee to the Verifier to cover the independent checking process.

It was appropriate that between 1999 and 2005, when the current system was being devised, that the 'public purse' paid for the original development work. It was also felt reasonable that during the ten year bedding-in period of the system, maintenance costs should fall to the Scottish Government. However Scottish Ministers now wish to take this to the next level and place the entire system on a cost recovery basis. This includes drafting of legislation, technical and procedural guidance and also the other construction related work of the Scottish Government Building Standards Division.

In this review of fees, the proposal is to increase fee levels to cover the costs of the local authority Verification services and also the costs of the Scottish Government, specifically the Building Standards Division (BSD). The proposal seeks to provide a net income gain to local authorities. Scottish Government would expect to see this additional building warrant fee income reinvested in improving local authority Verification services.

Background

Verification of compliance with building regulations is currently undertaken by the 32 Scottish local authorities in their role as Verifiers and each authority is responsible for verification in their own geographical area. Verifiers grant building warrants and accept completion certificates when they are satisfied that construction work complies with the building regulations under the Building (Scotland) Act 2003 (The Act).

Current building warrant and associated fees are set out in [The Building \(Fees\) \(Scotland\) Amendment Regulations 2004](#). The fee paid for a building warrant for construction of a building is based on the value of the project and is set on a sliding scale. For example, the minimum fee (for works up to £5,000 in value) is £100. A building warrant for a project with a value of £120,000 (a small new house) would cost just over £1,000 in fees and for a construction value of £30 million (a school) the warrant fee would be £77,130. There are also certain fixed fees for a number of items (e.g. demolition) and for projects with a value of under £5,000. A copy of the current fee scale (before discounts) is included in the [Procedural Handbook 3rd Edition Version 1.4](#).

Until now there has been a general expectation that income from fees should cover the costs of the Verification service and that the costs of Verification and the fees paid should be closely aligned. There has also been evidence that fees for larger projects provide some cross subsidy to the fees levied for smaller projects.

The fees structure has not changed since 2005. It follows that the minimum and fixed fees are now less in real terms (by about 40%) than at the time they were introduced. There have, moreover, been significant changes impacting on the process of verification and the likely costs of verification since the fee structure was last altered. These include a new Performance Framework for Building Standards, the development of the “Reasonable Inquiry” process for on-site building regulation compliance checking and the introduction of a number of procedure and technical changes in standards. Recent research conducted for BSD suggests that for some local authority Verification services the level of income from fees is a contributing factor to under-resourcing of verification work.

Another consideration in this review of fees is the influence Certification of Design and Construction has on the overall fee system. Certification can be used as a means of demonstrating compliance with Building Standards. The Scottish Government wishes to encourage greater use of Certification however it has become apparent that the current fee discounts for submission of certificates neither reflects the comparative costs of verification nor provides a clear incentive to use Certification.

The Scottish Government is also seeking to introduce an alternative funding mechanism to recognise the role of BSD in supporting the building standards system.

The proposal includes increasing fee levels to cover the building standards related running costs of BSD. This essentially passes the whole cost of managing and

maintaining the building standards system (by BSD and local authority Verifiers) to the users of the system.

To facilitate this, local authorities would continue to collect building warrant and associated fees from applicants and would transfer an agreed proportion to Scottish Government for the running of BSD. At this time it is envisaged that the transfer process would be similar to that currently utilised for the eDevelopment portal.

Section 2: Proposal

Objective

The objective of the proposal is to increase income from building warrant and associated fees paid by users of the building standards system to achieve full cost recovery for the system.

Aims

1. To provide additional resources for local authority Verification services to encourage recruitment and retention of professional staff and to support service and performance improvement.
2. To introduce an alternative funding mechanism to cover the building standards related running costs of BSD.

Research

A number of studies conducted for BSD in recent years have analysed aspects of the relationship between Verifier fees, income and costs.

In 2012 Scottish Government commissioned research to review the fees structure to establish if the system met the cost of the Verification service provided by local authorities. The findings from this work were not conclusive. This was mainly due to the difference in the way that local authorities record financial information and the manner in which Verification service overheads were calculated. However the study recommended a number of changes and the following areas were identified for future review:

- fee rates, particularly minimum and fixed fees
- discounts for Certifiers of Design or Construction
- fee levels not covering the cost of verification for lower value projects
- the effect of cross-subsidisation of fees on the overall fee structure
- fee levels for work started or completed without a building warrant

In 2015 a follow up to the 2012 research summarised the overall position in Scotland with regard to Building Standards income and expenditure over recent years. In 2008 income to Building Standards departments in Scotland exceeded expenditure by £5 million but by 2013 expenditure exceeded income by some £15.6 million. The emergence of a deficit was the result of a fall in income driven by the sharp decline in development activity resulting from the financial crisis and subsequent recession.

In 2014 substantial cost reductions and an upturn in income had helped narrow the overall financial deficit for Building Standards to £6.9 million and most recent statistics show that has now fallen to £2.4 million. (source: Local Government Finance Statistics).

The research suggested that in “good times” the fee income from Verification covered the costs of the service. A sharp drop in income caused by the recession combined with an inability to cut costs in line with income resulted in deficits.

There is now evidence that as income has risen, authorities are coming back into a position in which surpluses in some local authority areas are being generated. That position however, is very sensitive to changes in economic conditions which might be influenced by geographical differences between local authorities.

Additional Resources for Local Authorities

Local Authorities administer the system within their own geographical areas and generally use their building standards departments to undertake verification and enforcement roles. At present the verification process, checking building warrant applications and completion certificate submissions, is funded from fee revenue received from building warrant applicants, circa £29 million in year 2014/15.

Scottish Government has become aware that since the economic downturn of 2008 there has been a trend where experienced Building Standards Managers and staff have either retired or taken voluntary exit arrangements from local authorities. It is noted that there appears to be little corresponding intake of trainee or apprentice Building Standards Officers in many areas of Scotland. This reduced workforce may have been adequate for the number of applications at that time. However it has become apparent that as work has picked up, there is a shortage in the number of building standards staff in local authorities to process applications.

This has created a dip in performance in some local authority areas leading to extended processing timescales for building warrants. Scottish Government feels that for the system to be maintained and enhanced, particularly where they are trying to improve local authorities' performance times when dealing with building warrant applications and processing completion certificates, there is a need to invest in staff for the future of the Building Standards profession.

In light of the above Scottish Government would expect to see the additional fee revenue raised by this proposal reinvested in buildings standards service improvement. An additional £2 million would provide sufficient revenue for an intake of trainee Building Standards Officers with at least one additional trainee building standards surveyor for all authorities and two for larger ones.

Covering the building standards related running costs of BSD

The Scottish Building Standards Agency was established in June 2004 to fulfil the duties placed on Scottish Ministers by the 2003 Act. It was subsequently abolished on 1 April 2008 with the duties of the agency reverting to Scottish Government and the newly formed Building Standards Division (BSD) within the Directorate for Local Government and Communities.

BSD prepares and updates building standards legislation and guidance documents, conducting any necessary research and consulting on changes as the Act requires.

On behalf of Scottish Ministers, BSD gives views to help local authority Verifiers make decisions in particular cases, and deals with applications to relax standards for particular matters.

BSD on behalf of Scottish Ministers manages the approval of Verifiers, and Certifiers of design and construction and it checks how local authority Verifiers and certification scheme providers are operating the system.

Currently the Division employs 18 members of staff, the majority of whom are constructional professionals. This includes professional architects, engineers and surveyors who are supported by a number of administrative staff. The current annual programme and administrative budgets total approximately £1.5 million.

As mentioned previously it was appropriate that when the current system was being devised, and during the bedding-in period of that system, the 'public purse' paid for development and maintenance work. However it is now the wish of Scottish Ministers to take this to the next level and place the entire system on a full cost recovery basis. This would include not only the drafting of legislation, technical and procedural guidance, but also the other construction related work of BSD.

In considering options for this proposal Scottish Government looked at ways for costs to be recovered to fund BSD. In many countries throughout the world, the building standards and supporting documents are developed at a national level as is the case in Scotland. Those tasked with such work are generally funded by the sales of the standards and guidance, the reprint royalties, and sometimes the consultancy they offer to the enforcing authorities and practitioners. Canada and the United States are two examples of such an approach.

However, it was considered that the Scottish legislation and guidance should be freely available, as is currently the case with the online versions on the Scottish Government website. The intention would always be to promote awareness of Scottish building standards. Such an approach is conducive to encouraging compliance with building regulations.

This means that everyone involved in building projects, big or small, is able to study the documents, and importantly be aware that when undertaking such work building regulations must be met. So on that basis, Scottish Government does not consider that funding the work of Building Standards Division through the sales of documents or Ministerial Views, for example, was an appropriate direction to take.

Section 3: Detailed Proposals

Increasing building warrant and associated fees to achieve full cost recovery for the building standards system

In taking this fees review forward BSD established that the fees increase should deliver approximately £3.5 million in additional funding overall after making allowances for any significant uptake in certification activity. This represents an approximate 10% increase on the overall fee revenue for local authority Verification services in 2015/16. The increase is based on £2 million to support local authority service improvements and £1.5 million to cover the overall running costs of BSD.

To deliver the financial objectives set by BSD, a study was commissioned to consider the impact of increases to the 2016 building warrant fee levels (minimum fee and incremental step increases) and other associated fixed fees. The study also considered the impact of changes to the fee discounts given for submission of certificates of design and construction.

The dependence of authorities on fees from large projects (whose number can vary considerably from year to year and with the economic cycle) was also highlighted by the research. Almost half of income across Scotland comes from projects with a value of over £320,000 (about 5% of cases) and about 40% from projects with a value of over £1 million.

In relation to the main fee structure the study identified a series of options involving different combinations of minimum fee change and changes to fees for higher value work. The analysis indicated how these changes would impact on projected income to local authority building standards Verification services and considered other effects of the proposed changes.

It was further suggested that the incremental costs of warrants for projects with a value of over £100,000 should be considered after the impacts of changes in the fees for smaller projects have been analysed and set so as to generate no more than the desired income increase. Consequently the incremental steps in the fee scale bands for higher value work have been increased to meet overall financial objectives.

The preferred option sees proportionately higher fee increases for the smaller projects with percentage increases falling for those projects with a value of £50,000 or more. These increases are substantially mitigated if certificates of design and construction are submitted.

The proposal therefore meets the income generation required, better addresses the issue of cost reflection and eases the dependence on high value projects for income. This therefore improves the reliability of income for those local authority Verification services whose work profile is mainly small and domestic by its nature. Modelling of the proposed scale of fees undertaken suggests that all authorities regardless of scale or type will benefit to a similar degree to others.

Raising building warrant fees (minimum fee and step increments) and fixed fee applications

In the 2012 study of the relationship between fees and costs it was concluded that projects with an estimated value of work of £5,000 or less, which paid a baseline value fee of £100, rarely or never covered the costs of verification. Only when the fee reached £400 (value of work £19,001 to £20,000) could there be confidence that costs would be met.

There was also general agreement among authorities consulted that the fixed fee for demolition warrants (£100) and fees for low value amendments to warrants did not cover costs.

However, the 2012 study also concluded that there were strong arguments against a fully cost reflective fee structure (which might involve a tripling or more of the lowest fee). These arguments were mainly on the grounds that a sharp fee increase might discourage use of the building standards system and lead to an expansion of unauthorised building work not compliant with building regulations.

The current scale for building warrant fees was set in 2005 and has not been reviewed since then. While most fees are based on a scale which relates the fee to the value of the work done, there are fixed fees for a number of items (e.g. demolition) and for projects with a value of under £5,000. These fixed fees are, due to inflation, about 40% below their real value in 2005.

While it is accepted that there is and will be some cross-subsidisation of work on small projects by fees from larger projects, there is concern that the alignment of fees and costs is insufficient. This situation has a greater impact on those authorities with a work profile that is mainly of a small domestic nature with fewer high fee paying projects.

The proposal is therefore to increase these fees to better reflect the verification costs incurred by Verifiers. This includes:

- **Application for building warrant with a minimum value of up to £5000.**
The proposal is to increase the minimum fee from £100 to £150.
- **Application for building warrant with a value of £5,001 and up to £20,000.**
The proposal is to increase the incremental step increases by £4 (£15 to £19)
- **Application for building warrant with a value of £20,001 or more.**
The proposal is to increase the incremental step increases by £3 (£60 to £63, £100 to £103, £175 to £178, £250 to £253).
- **Application for amendment to building warrant (value of additional work up to £5,000)**
The proposal is to increase the minimum fee from £50 to £100.
- **Application for amendment to building warrant for conversion or demolition only**
The proposal is to increase the fixed fee from £50 to £100.
- **Application for a building warrant to demolish only.**
The proposal is to increase the fixed fee from £100 to £150.

- **Application for a conversion only.**
The proposal is to increase the fixed fee from £100 to £150.
- **Application to extend the validity of a building warrant (beyond 3 years)**
The proposal is to increase the fixed fee from £50 to £100.

Increasing discounts to fees to encourage the uptake of Certification of Design and Construction

The 2003 Act introduced the option of certification for work requiring a building warrant. Certification is based on the principle that suitably qualified and experienced building professionals and tradesmen can be responsible for ensuring that specified works comply with the building regulations without the need for detailed scrutiny or inspections by local authority Verifiers.

The main overall aim is for building owners to understand the benefits that using an approved certifier gives them. It provides reassurance of compliance with building regulations, saves time and it is cost effective. For the approved certifier, the aim is that their input into compliance is fully recognised across all the work they do.

Previous research concluded that certification should be viewed and promoted as the best route to compliance, and the appropriate incentives must be in place. These were cited as:

- Reduced building warrant fees
- Speed of processing by the local authority
- Certainty that the certified work has been done by a competent person properly, and with regard to the wider building standards

It has been viewed that the system of discounts for certification has resulted in an income “loss” to the Verifier. The discount is almost always less than the cost of the extra work involved in additional checking of work for which no certificate was provided. It was also found that the discounts provided little or no incentive to applicants to use certification – particularly on the lower value projects (though there were other benefits to applicants from certification).

Subsequent work, specifically a workshop held by BSD in October 2014 and attended by a wide range of interested parties including certification bodies, has reinforced those conclusions.

The current system provides for discounts of the building warrant fee. A 10% discount is applied to the fee when a certificate of design of a whole section (Section 1 Structure; or Section 6 Energy) is provided with the building warrant application. A discount of 1% is applied to the fee when the applicant confirms that they will provide a certificate of construction with the completion certificate for electrical installations, or drainage, heating and plumbing installations (note in 2009, the 1% refund at completion stage for construction certificates was changed to the current 1% discount applicable at application stage).

The proposal is therefore to increase discounts to better reflect the reduced verification costs incurred by Verifiers and recognise the additional benefits that certification brings to building owners. This includes:

- **Certifiers of design**
Discount retained at 10%, with discounts for up to £100,000 value of work increased by introducing minimum fixed amounts.
- **Certifiers of construction**
Discount increased from 1% to 3% with discounts for up to £100,000 value of work increased by introducing minimum fixed amounts.

Proposed Certification Discounts

Value of work bands	Design schemes		Construction schemes	
	Building structures	Energy	Drainage, heating and plumbing	Electrical installations
£0 to £5,000	£30	£30	£15	£15
£5,001 to £10,000	£40	£40	£15	£15
£10,001 to £20,000	£65	£65	£25	£25
£20,001 to £100,000	£100	£100	£35	£35
£100,001 and more	10% of fee	10% of fee	3% of fee	3% of fee

Increase fees for those undertaking unauthorised work (i.e. started without a building warrant)

At present where a late application for building warrant is made, or a completion certificate is submitted and there was no warrant obtained when there should have been, the fee is increased by 25% to cover the increased difficulty the Verifier will have in establishing whether work that is already underway or completed complies with the plans, specifications and other information provided.

It has been recognised that the additional 25% above the normal building warrant fee does not fully reflect the additional work undertaken by a Verifier in assessing work that has not been subject to the building warrant process. In many occasions, Verifiers have to undertake multiple inspections and disruptive surveys may be necessary to determine compliance with building regulations.

It is therefore proposed to substantially increase the fee for those submitting late building warrants and completion certificates where no building warrant was obtained. This includes:

Application for 'late' building warrant, i.e. where work is already started -

- a) application for a building warrant for the construction of a building or the provision of services, fittings and equipment in connection with a building (whether or not combined with an application for demolition)

Fee is increased from 125% to 200% of the normal building warrant fee

- b) application for warrant for demolitions only

Fee is increased from £125 to £200

Submission of a completion certificate where no warrant was obtained for -

- a) the construction of a building or the provision of services, fittings or equipment (whether or not combined with an application for conversion or for demolition)

Fee is increased from 125% to 300% of the normal building warrant fee

- b) application for warrant for demolitions only or for conversion only -

Fee is increased from £125 to £300

Section 4: Revised Fee Structure

The preferred option to deliver the desired financial objectives has modelled separately the impact on income of the following elements:

- The increase in the minimum building warrant fee.
- The increase in the incremental step increases above the minimum fee.
- The increase in other fixed fees.
- The changes to certification discounts (combined impact of rate changes and take up increase).

There is an increase in the minimum fee from £100 to £150. There is an increase from £15 to £19 for the warrant fee “steps” from £5,001 to £20,000 (i.e. per £500 of additional value). For projects with a value of over £20,000 the “steps” are increased by £3. Some examples of current and proposed fees are set out in the table below:

Examples of Building Warrant Fees					
Value of work	Project Type	Current Fee	Proposed Fee	Current Fee (saving if fully discounted)	Proposed Fee (saving if fully discounted)
£5,000	Alterations (house)	£100	£150		
	If certified under current schemes	£78	£60	£22	£90
£20,000	Extension (small)	£400	£530		
	If certified under current schemes	£312	£350	£88	£180
£50,000	Extension (large)	£580	£719		
	If certified under current schemes	£452	£449	£128	£270
£120,000	House (small)	£980	£1,137		
	If certified under current schemes	£764	£841	£216	£296
£500,000	House (large)	£2,880	£3,094		
	If certified under current schemes	£2,246	£2,290	£634	£804
£1,000,000	Commercial	£4,630	£4,874		
	If certified under current schemes	£3,611	£3,607	£1,019	£1,267
£3,000,000	Commercial (large)	£9,630	£9,934		
	If certified under current schemes	£7,511	£7,351	£2,119	£2,583

The proposed changes have been modelled nationally across the range of building warrants and their associated values of work. Also the effect of the increased certification discounts and anticipated increased up take in certification have been modelled.

Note: A full copy of existing and proposed fee table is provided in the Business Regulatory Impact Assessment (BRIA).



CONSULTATION ON BUILDING WARRANT FEES

RESPONDENT INFORMATION FORM

Please Note this form **must** be returned with your response.

Are you responding as an individual or an organisation?

- Individual
 Organisation

Group/Org Type (please tick one)

Local Authority	<input type="checkbox"/>	Commercial Organisation	<input type="checkbox"/>	Designer/Consultant	<input type="checkbox"/>	NDPB/Agency	<input type="checkbox"/>
Professional Body	<input type="checkbox"/>	Voluntary Organisation	<input type="checkbox"/>	Academic Body	<input type="checkbox"/>	Advisory Body/Committee	<input type="checkbox"/>
Contractor/Developer	<input type="checkbox"/>	Housing Provider / RSL	<input type="checkbox"/>	Industry Ass/ Manufacturer	<input type="checkbox"/>	Other (Please Specify	<input type="checkbox"/>

Full name or organisation's name

Phone number

Address including postcode

Email

The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

- Publish response with name
 Publish response only (anonymous) - Individuals only
 Do not publish response

We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

- Yes
 No

Consultation Questions

Consultees are encouraged to submit their views in electronic format. Please feel free to provide your views and comments on this form.

Proposal

The objective is to increase income from building warrant and associated fees paid by users of the building standards system to achieve full cost recovery for the system.

Aims

1. To provide additional resources to for local authority Verification services to encourage recruitment and retention of professional staff and to support service and performance improvement.
2. To introduce an alternative funding mechanism to cover the building standards related running costs of BSD

Questions

1. Should building warrant and associated fees be increased to make the Scottish Building Standards system achieve full cost recovery?

2. Should fees for building warrant applications (minimum fixed fee and incremental steps) and fixed fees for amendment to warrant applications, demolition, conversion etc., be increased as described in the proposals?

3. Should discounts for using a certifier of design or construction be increased?



4. Should fees for those who have undertaken unauthorised work be increased?



5. Are there any alternative options to achieve full cost recovery that should be considered?



6. Additional views or comments.



CONSULTATION ON BUILDING WARRANT FEES – List of consultees

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Architecture, Engineering, Consulting, Operations and Maintenance (AECOM)
Aedas Architects
Age Scotland
Aico Ltd
Airtight Solutions UK Ltd
Alba Thermals Ltd (Albacalcs)
Alcon Design
Alexander Scott Design Ltd
Allan Brothers Ltd
Allan Cumming Associates Ltd
Almond Housing Association
Altelier Ten
AMCA Architects
Association of Manufacturers of Domestic Appliances (AMDEA)
Anderson Bayne Architects
Anglian Windows Limited
Angus Design Associates Ltd
Arc
Arch Henderson LLP
Architectural & Specialist Door Manufacturers Association
Architectonic
Ark Architecture and Design
ARUP
Ascertiva Group Ltd
Association for Specialist Fire Protection (ASFP)
The Passive Fire Protection Forum (PFPF)
Thermal Insulation Manufacturers and Suppliers Association –(TIMSA)
European Phenolic Foam Association (EPFA)
Assist Design
Association Director and Technical Manager
Association for Public Service Excellence
Association for the Conservation of Energy
Association of British Theatre Technicians
Association of Building Engineers
Association of Consultant Architects
Association of Noise Consultants

Aura Survey and Design Ltd
Ayrshire Housing

Babcock Marine (Rosyth) Ltd t/a Babcock Scientific
Bacra Ltd
British Approvals for Fire Equipment (BAFE)
Balmoral Tanks Ltd
British Board of Agrément (BBA)
British Constructional Steelwork Association Ltd (BCSA)
British Electrotechnical and Allied Manufacturers Association (BEAMA)
Bell Architecture
Bell Ingram Design
Bellway Homes Scotland
Bennetts Associates
Bett Homes
The British Flue & Chimney Manufacturers Association (BFCMA)
Bield Housing Association
Blackwood
Blame Group
Blyth and Blyth Consulting Engineers Ltd
Boswell Mitchell and Johnston (BMJ) Architects
Bon Accord House
BOSCH Thermotechnology UK
British Research Establishment (BRE) Scotland
British Automatic Fire Sprinkler Association Ltd
British Geographical Survey
British Gypsum
British Gypsum (Saint-Gobain)
British Pump Manufacturers Association Ltd
Building Performance Centre
Building Product Design Limited
Building Standards and Public Safety
Build-It
Bulter and Young Ltd
Built Environment Forum Scotland
Buro Happold
CA Group Limited
Cadogans
Cairn Property Consultants Ltd
CALA
Cala Homes (West) Limited
Caledonia Housing Association
Calor Gas Ltd
Cameron Harris Design and Build
Capability Scotland
Carbon Trust Scotland
Carbon2018 Limited

Care and Repair Edinburgh
Cavity Insulation Guarantee Agency
CDMM (UK)
Civil Engineering Contractors Association (Scotland) (CECA)
Ceej Limited
Celotex

Confederation of British Industry's (CBI) Scotland
CCG Group/iQ Lab (Scotland) Ltd
Centre for Accessible Environments
Centre for Inclusive Living Perth and Kinross
Century 21 Replacement Window Company Ltd
Chartered Institute of Architectural Technologists
Chartered Institution of Building Services Engineers
Checkmate
Chiltern International Fire Ltd ta/ Chiltern Dynamics
City of Glasgow College
Civils and Drainage Supplies Ltd
Chartered Institution of Water and Environmental Management (CIWEM)
Collective Architecture
Colt International Limited
Community Woodlands Association
Construction Produces Association
Consumer Focus Scotland
Council for Aluminium in Building
Council of Mortgage Lenders
Covell Matthews Architects
CR Smith
Crawford Architectural Design Services Ltd
Crew Architects
Crichton Carbon Centre
Cruden Homes (East) Limited
Cundall Johnston and Partners LLP
D M Hall LLP
Dallman Johnstone Architects
Dalmuir Park Housing Association
Dalziel Design
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David R Murray and Associates
David Rae Electrical
Dawn Homes Ltd
Defence Infrastructure Organisation
Dementia Services Development Centre
Department for Communities and Local Government (DCLG)
Department of Finance and Personnel Northern Ireland

DG Design
Dignan Read Dewar Architects
Disability Agenda Scotland
Disabled Persons Housing Service (Fife)
DODS Parliamentary Communications Ltd
Drivers Jonas Deloitte
DSSR Consulting Engineers

Dumfries and Galloway Fire and Rescue Service
Dundee City Council
Dunedin Canmore Housing Association
Dunedin Canmore Housing Association
DX2 Consultancy Ltd
Edinburgh Chartered Architects Network (ECAN)
EcoTherm Insulation UK Limited
Edinburgh Fire Consultants Ltd
Edinburgh Napier University
Environmental Design Solutions Limited (EDSL)
Electrical Contractors Association
Electrical Safety Council
Elmhurst Energy Systems Ltd
Encounter Technologies, Inc (ENCR)
Energist UK
Energy Action Scotland
Energy Saving Trust
Energy Services and Technology Association Ltd (ESTA)
Energyflo Insulation Technologies
Engineering Design Partnership
Environmental Economics Ltd
EPC Associates Ltd
EPH Scotland Ltd
Epwin Group, Building Products Division
Equality and Human Rights Commission
Edinburgh Solicitors Property Centre (ESPC)
Ethos Environmental Ltd
Federation Master Builders
Federation of Master Builders
Federation of Small Businesses
Ferian Services and Engineers
Feta Limited
Fife Council
Fife Housing Association Ltd
Fire Service College
First Scottish
Fleming Homes Ltd

Fleming Muir Architects
Flemings Buildings Ltd
Forest Commission
Forestry Commission Scotland
Fuel Industry Association
Future Plans
Fyne Homes Ltd
G M Thomson & Co
Gareth Hoskins Architects Ltd
Gas Safe Register
Gauldie Wright & Partners
GD Young Design Services
Gladedale Group
Glasgow Caledonian University
Glasgow Centre for Inclusive Living
Glasgow City Council Building Control
Glasgow Disability Alliance
Glasgow Housing Association
Glass and Glazing Federation
Glenn Murray & Associates LLP, Architects
Graham + Sibbald
Grampian Fire and Rescue Service
Grampian Housing Association
Green Commercial Ltd
Greengage Environmental
GreenRock Energy
GS Brown Construction
GSG Energy Ltd
GVA Grimley
GVC Green Network Partnership
Hackland + Dore Architects
Hadden Construction Limited
Hanse Haus (UK)
Hardies Property and Construction Consultants
Harley Haddow
Hawthorn Housing Co-Op
Health and Safety Executive
Health Facilities Scotland
Heriot-Watt University
Heating Equipment Testing and Approval Scheme (HETAS)
Highland Council
Highlands and Islands Enterprise
Hilti Corporation
Hilti GB Ltd
Hilton Neighbourhood Watch Association
Holmes Miller
Homes for Scotland

Horizon Housing Association
Hosie Electrical Ltd
Housing Options Scotland
Historic Environment Scotland
Hulley & Kirkwood Consulting Engineers
Hurley Palmer Flatt – Building Engineering Consultancy
INCOME Energy Association
id Design + Architectural
IDOX Group
IES Ltd
Improvement Districts Scotland Limited
Inclusion Scotland
Institute for Sustainable Construction
Institute for Sustainable Construction, Edinburgh Napier University
Institute of Fire Safety Managers
Inverclyde Council Safer and Inclusive Communities
Inverness Access Panel
IRT surveys
Irwin Consultants
Isley Safety Services
Institution of Structural Engineers (IStructE)
J Smart & Co (Contractors) PLC
James D Anderson Consultant Architect
Jaroslaw Kania Architect
Jewitt and Wilkie Architects
John A Fyall Bsc (Hons) FEng.bld.eng ACoD
John Bridgestock Architect
John Lamb Architect
Joseph Rowntree Housing Trust
JS Architect Ltd
Jubba Environmental and Development Action (JEDA)
K J Smith
Kalzip Limited
Keppie Design
Kerr Baxter Associates
Key Housing Association
Kingspan Insulation Limited
KJ Tait Engineers
Knauf Drywall
Kraft Architecture
Laing O'Rourke
Lateral Technologies
Lawrence McPherson Associates
Ledingham Chalmers LLP
Levell
Lift & Escalator Industry Association
Lightburn Elderly Association Project (L.E.A.P)

Link Group
LNT Construction Ltd
Local Authority Building – Chief Executives
Local Authority Building – Heads of Service
Local Authority Building Standards Manager
Local Authority Building Standards Scotland
Lomond Land
Lorne Consultants
M.R. Rodger and Partners
Mackintosh School of Architecture, Glasgow School of Art
Maden Design and Build
Marchitects Ltd
Marshall-Tufflex Energy Management Ltd
MAST Architects LLP
Mast Architects LLP
Max Fordham
McCarthy and Stone Retirement Lifestyles Ltd
McFarlane Curran and CO
McGill
Metal Cladding & Roofing Manufacturers Association
Michael Laird Architects
Midlothian Council
Miller Homes
Middlesbrough Institute of Modern Art (MIMA)
Mineral Products Association (Scotland)
Misia Jack Consultancy
Modular & Portable Building Association Limited
Module Architects
Moray Estates Development Company Limited
Mosaic Architecture and Design
Mountain Bothies Association
MPA The Concrete Centre
MPG Architects
MRH Design Ltd
Muir Homes
Murray MacLeod Architectural Services
National Association of Chimney Engineers
National Association of Rooflight Manufacturers
National Energy Services
National Farmers Union of Scotland
National Records of Scotland
National Trust for Scotland
National Building Specification (NBS)
Newsdirect
National House Building Council Scotland (NHBC)
NHS Fife
National Inspection Council for Electrical Installation Contracting (NICEIC)

National Landlords Association (NLA)
NorDan
Norscot Joinery Limited
North Ayrshire Access Panel
North Woods Construction Ltd
NSG Group
Oil Firing Technical Association (OFTEC)
Ogilvie Homes
Oliver and Robb Architects
One Housing Group
Oregon Timber Frame Ltd
Orkney Housing Association Ltd
Patrick Housing Association
Persimmon Homes East Scotland
Persimmon Homes West Scotland
Pinsent Masons LLP
Places for People
Planterra
Portakabin Limited
Portakabin Scottish Division
Premier Guarantee Surveyors
Project Management Scotland Ltd
Quickplans
Quigley Architects
Ramboll UK
Ravensby Glass Co Ltd
Reforesting Scotland
Registers of Scotland
Renewables Now
Residential Ventilation Association
Richard Allen Architectural Design
Royal Institute of Chartered Surveyors (RICS) Scotland
RJM Architectural Design
RMJM Ltd
RMJM Scotland
Rob Roy Homes
Robert Gordon University
Robertson Homes Ltd
Roche and Darge Architects
Rockwool Limited
Roman Catholic Diocese of Galloway
Roscon Services
Ross Quality Control Limited
Royal Incorporation of Architects
Royal Incorporation of Architects in Scotland
Royal Scottish Forestry Society
Royal Society for the Prevention of Accidents

Royal Town Planning Institute Scotland
Rural Energy
RWW Chartered Architects
Rytons Building Products Ltd
Saint-Gobain
Saint-Gobain Isover
Sap Service UK
Scottish Care Information (SCI)
Scotdraw Architectural Services
Scotframe
Scotframe Timber Engineering Ltd
Equality and Human Rights (Scotland)
Scottish Accident Prevention Council
Scottish Borders Council
Scottish Building Federation
Scottish Canals
Scottish Chambers of Commerce
Scottish Community Safety Network
Scottish Council of Independent Schools
Scottish Crofting Federation
Scottish Disability Equality Forum
Scottish Environment Link
Scottish Federation of Housing Associations
Scottish Fire and Rescue Service
Scottish Land and Estates
Scottish Prison Service
Scottish Property Federation
Scottish Timber Trade Association
Scottish Water
Scribbilib Consultancy Ltd
SCS Group
SE Controls
Scotland's trade association for the electrical industry (SELECT)
Senior Consultant
Shepherd and Wedderburn
Simpson and Brown
Smart Compliance Ltd
Scottish & Northern Ireland Plumbing Employers Federation (SNIPEF)
Society of Light and Lighting
Society of Operations Engineers
Solid Fuel Association
South Lanarkshire Council
Space Solutions (Scotland) Ltd
Spiral Staircase Manufacturers Association (Scotland)
SPS Envirowall Ltd
Scotland's Rural College (SRUC)
STC

Steel Construction Institute
Stewart Milne Developments
Stewart Milne Homes North Scotland
Stewart Milne Timber Systems
Story Homes
Strathclyde Police Property Services
Structural Engineers Registration Ltd
Summitskills Sector Skills Council
Tata Steel
Taylor Design Services
Taylor Wimpey
Taylor Wimpey West Scotland
Tayside Fire and Rescue
TGR Import and Export Ltd
The Architectural Heritage Society of Scotland
The Bathroom Manufacturers Association
The Carbon Trust
The Charlton Smith Partnership
The Chartered Institute of Building
The Fire Brigades Union
The Fire Protection Association (FPA)
The Hay Lough Davis Partnership
The Homesafe Group
The Law Society of Scotland
The Moray Council
The Morrison Partnership
The Mountaineering Council of Scotland
The NWH Group
The Planning Bureau Ltd
The Pollock Hammond Partnership
The Royal Environmental Health Institute of Scotland
The Scottish Parliament
The Wee House Company Ltd
Thermal Economics Limited
Thermal Image UK
Titon
Tods Murray LLP
Timber Research and Development Association (TRADA)
Training Development Research and Growth
Troup Bywaters & Anders
UK Timberframe Association
The trade association for the LPG industry in the United Kingdom (UKLPG)
Unite the Union
United Kingdom Accreditation Service
University of Dundee
University of Edinburgh
University of Edinburgh Sustainability Office

University of Glasgow
University of the West of Scotland
University of Abertay Dundee
Vaillant Group
Valuation Office Agency
Val-U-Therm Limited
Veitchi Homes Limited
Velux Company Ltd
Vipond Fire Protection Ltd
Visuplan
Vortice Ltd
Walker Group
Walker Timber Ltd
Wallace Whittle
Watson Burnett Architects
Wellwood Leslie Architects
Wernick Hire
West Granton Housing Co-op
West Lothian Access Panel
William B Barnaby
William Wilson Ltd
Wittets Ltd
Waste & Resources Action Programme (WRAP)
WSP UK
Zero Waste Scotland



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