

OFFICER DECISION REPORT FORM

(NB. all decisions should comply with Article 13.2 of the constitution)

1. Decision made

To temporarily relax enforcement of our standard conditions limiting the hours of operation on construction sites.

From 13/05/2020 until the end of August 2020, our guidance to the construction industry regarding hours of work is as follows:

Monday – Friday 07:00 – 20:00
Saturday – 08:00 – 16:00
Sundays and Bank Holidays – no working

The changes will be kept under regular review and we will retain the right to change or remove the additional hours on a site-by-site or general basis. David Oakhill will review the changes in the first week every month between now and the end of August, discuss findings with the relevant portfolio holders, and take appropriate action as required.

2. Identity of the Decision Maker

Mike Redman, Director of Environment
David Oakhill, Head of Planning

3. Date of Decision

19/05/2020

4. Reasons for Decision

Covid-19 has presented significant challenges to the construction industry, including a loss of time due to site closures and now the need for social distancing onsite. For the industry, the impacts are clear. For residents, changes to site operations have the real potential to significantly extend the duration of construction projects (e.g. a project that may have taken 12 weeks could now take up to twice as long), meaning those with a construction site close by will experience the effects of construction for much longer.

The proposed changes provide the industry with an additional 16.5 hours a week in which to work, to cater for lost time and the impact of social distancing measures. This has the knock-on benefit of minimising the impact of construction duration on residents.

In making this decision, I have considered the potential impacts on residents, businesses and in particular those with ‘protected characteristics’ as per the equalities act. Our standard mechanisms and measures for controlling noise have not changed. The proposed relaxation does not allow noisy works to occur outside of our ‘standard’ or ‘normal’ construction hours. The temporary changes allow the building industry to attempt to deliver projects against reasonable timelines as opposed to elongated timelines. Overall, I am satisfied that the changes will have minimal negative impacts (if any) and the positive impact of enabling construction projects to be completed in a timely fashion, will help to avoid extended disruption.

On the 13/05/2020, Government announcements actively encourage local authorities to consider more flexible construction hours (<https://www.gov.uk/government/news/housing-secretary-sets-out-plan-to-re-start-housing-market>). This decision is generally in line with that announcement.

5. Alternative options considered and rejected

Continue with business as usual. This would have the negative effects of elongating construction projects (due to social distancing), would be out of kilter with Government guidance on the matter and would unnecessarily fetter the construction industry, adding to costs at this challenging time.

Extend operating hours further – potential to create disturbance to residents, leading to a rise in complaints and pressure for noise-monitoring activities, placing additional burdens on stretched staffing resource.

6. Background documents

NA

7. Any Consultation undertaken

Informal consultation with all members on 06/05/2020

Consultation with the Leader.

8. Results of consultation (where undertaken)

Mixed response, but with a majority in support.

9. Any Conflict of Interest declared by an Executive Member who is consulted on the decision

No

10. Dispensation

Was a dispensation given by the Head of Paid Service (Chief Executive) to Cabinet Members to participate in consultation on officer (or Cabinet Member) executive decisions where they have a conflict of interest in respect of any declaration of interest listed at 9 ?

Yes

N/A

Date of dispensation

11. Supporting Report

Final report attached ?

Yes

No

Details contained within this decision report form.

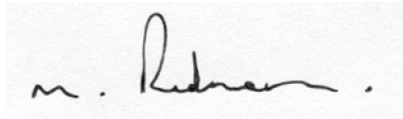
12. Confidential or Exempt Information

Confidential or Exempt information ?

Yes

No

Name of document(s) which are confidential or exempt...



Signature

Date.....19/05/2020.....

Signature.....David Oakhill.....

Date.....19/05/2020.....