S.I 9 of 2014

Building Control Management System (BCMS)

Development & Code of Practice for BCO’s

• Presentation to IBCI
• 2nd April 2014

Mairéad Phelan, BE, C.Eng, FIEI, MBA
Senior Engineer, Fingal County Council
Building in Context

Interdisciplinary field-

• Consisting of;
  – New build
  – Alteration and Changes of use and
  – Extensions of existing buildings

• Includes areas such as;
  – Public policy, planning, economics, law, design, management, technology, and environmental sustainability.
# Regulatory Considerations in Building Construction

<table>
<thead>
<tr>
<th>Planning Acts</th>
<th>SHWW Act</th>
<th>Multi Unit Development Act</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Pre-planning</td>
<td>• PSDP</td>
<td>• Certification from</td>
</tr>
<tr>
<td>• Development plans</td>
<td>• PSCS</td>
<td>Competent Person</td>
</tr>
<tr>
<td>• Taking in Charge</td>
<td>• Safety File</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Health Act</th>
<th>Fire Services Act</th>
<th>Building Control Acts</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Designated Centres</td>
<td>• Occupation Phase</td>
<td>Building Regulations</td>
</tr>
<tr>
<td>• HIQA Registration</td>
<td>• Section 18(2) – Duty of</td>
<td>Building Control Regulations</td>
</tr>
<tr>
<td>• Certification from</td>
<td>Care</td>
<td>• FSC and DAC</td>
</tr>
<tr>
<td>Competent Person</td>
<td>• Section 18(6) – Fire</td>
<td>• CN and 7-Day Notice</td>
</tr>
<tr>
<td></td>
<td>Safety Assessment</td>
<td>• BCAR 2013</td>
</tr>
</tbody>
</table>

|--------------------------|--------------|----------------------------|

<table>
<thead>
<tr>
<th>Construction Law</th>
<th>Construction Products Regulations</th>
<th>Roads &amp; Traffic Legislation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Contracts</td>
<td></td>
<td>TIC-Traffic Management</td>
</tr>
<tr>
<td></td>
<td></td>
<td>TIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Road</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Construction/Maintenance</td>
</tr>
</tbody>
</table>
Number 3 of 1990.

BUILDING CONTROL ACT, 1990

AN ACT TO PROVIDE FOR
• THE ESTABLISHMENT OF BUILDING CONTROL AUTHORITIES AND
• THE MAKING OF BUILDING REGULATIONS AND
• BUILDING CONTROL REGULATIONS AND
• TO PROVIDE FOR MATTERS RELATING TO THE
• CONSTRUCTION OF BUILDINGS AND
• TO PROVIDE FOR OTHER MATTERS CONNECTED THERewith.

[21st March, 1990]

Number 21 of 2007

BUILDING CONTROL ACT 2007

• AN ACT TO AMEND AND EXTEND THE BUILDING CONTROL ACT 1990;
• TO REGULATE THE USE OF THE TITLES “ARCHITECT”, “QUANTITY SURVEYOR” AND “BUILDING SURVEYOR”;
• TO IMPLEMENT CERTAIN PROVISIONS OF DIRECTIVE 2005/36/EC OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL OF 7 SEPTEMBER 2005 ON THE RECOGNITION OF PROFESSIONAL QUALIFICATIONS AND TO PROVIDE FOR RELATED MATTERS.

[21st April, 2007]
Building in Context- Interdisciplinary field-

No Profession or Academic Discipline has a Monopoly; design- environment & structure construction management and use over time-
Who is Responsible For Compliance with Building Regulations?

- **Professionals** must design in accordance with the Building Regulations (BR);
- **Builders** must build in accordance with the BR;
- **Assigned Certifiers** must certify only works that comply with the BR.
- **Owners cannot occupy or open Buildings** before a valid Completion Certificate is entered onto the Register;

Section 6(4) of the 1990 Act ... BCA shall not be under a duty to any person to ensure/verify that the:—

- building or works to which the certificate/notice relates will, either during the course of the work or when completed, comply with the requirements of BR or be free from any defect,
- certificate complies with the requirements of .. Act or of regulations or orders made under .. Act, or
- facts stated in the certificate are true and accurate.
Who is Responsible For Enforcement of Building Regulations?

Local Building Control Authorities

• *may* serve enforcement notices for non-compliance;
• *may* institute legal proceedings for breaches of regulatory requirements;
• *may* seek High Court injunctions for non-compliance in events of a considerable & serious danger to public.
• The DECLG-target inspection rate of 12-15% of all buildings covered by valid commencement notices.
At Commencement

The Building Owner will have appointed their Building Designer(s)

will have Assigned a competent Person to coordinate the work of Designers and Builders so that the Works comply with Building Regulations and

selected the Builder.
What Mandatory Certification is Required? to form part of a Valid CN?

- Design Certificate (incl. Ancillary Certificates)
  “...design...plans....calculations....specifications....competence....”
- Notice of Assignment of Assigned Certifier
  “.owner...assigned...competent to inspect the building or works...”
- Undertaking by Assigned Certifier
  “....reasonable skill care and diligence, to inspect the building.....”
- Notice of Assignment of Builder
  “......I have assigned...as Builder of the...satisfied...competent....”
- Undertaking by Builder
  “...undertake to construct...compliance...Building Regulations”

Preliminary inspection plan, Online assessment via BCMS
Who signs a Valid Completion Certificate?

• Part A: Certificate signed by Builder:
  “….I confirm that I am the Builder... I certify ...that the building or works...constructed in accordance.....plans....specifications .....requirements.... Building Regulations.

• Part B: Certificate signed by Assigned Certifier:
  “….I confirm that I am the Assigned Certifier...plans, calculations, specifications I now confirm that the inspection plan...has been undertaken by the undersigned...skill, care and diligence.... compliance .....Building Regulations.
Who can sign a Design Certificate and/or act as Assigned Certifier?

(1) Architects on register pursuant to Part 3 of the Building Control Act 2007 or

(2) Building Surveyors on register pursuant to Part 5 of the Building Control Act 2007 or

(3) Chartered Engineers on register pursuant to Section 7 of the Institution of Civil Engineers of Ireland (Charter Amendment) Act 1969. and

Competent: The regulations specifically require the Assigned Certifier to be competent to inspect and certify the works
Building Control Management Summary

1(a). Notices to LA

2. Certification

3. Lodgement of Plans

4. Inspection

5. Compliance-Enforcement

1(b). Applications to LA-FSC/DAC/DR...
Vision
A single standardised fully electronic Building Control Management System (BCMS)

Operated across the Local Authority Sector.
The Regulations set out to improve Consumer Confidence & Traceability by:

– Introduces mandatory competency requirements
– Provide a chain of responsibility right through the building process.
– Provide clarity to roles and
– Clear responsibilities of Stakeholders
– Provides security for purchaser

• Failure to submit a valid Commencement Notice will make it impossible to produce a Completion Certificate
What information will be required from the 1st of March?

1. Building Commencement stating:
   - What’s being built; “The Works”
   - Who’s having it built: “The Owner”
   - Who designed it; and “The Designer”
   - Who’s building it; including references to any relevant Planning or Fire or other permits.

and

2. Building Completions with these same details for finished buildings.
"Building Control Management System" means the information technology-based system hosted by the Local Government Management Agency and developed to facilitate the electronic administration of building control matters by building control authorities as the preferred means of building control administration;”, and

Amendment of Article 5(4) of the Principal Regulations introduced the electronic Building Control Management System (BCMS)....
FIRE STOPPING OF LEVEL ROOF LINES
FIRE STOPPING OF EAVES
3 Storey House – No noggins at room perimeter & No FR Hatch
The purpose of the Framework is to provide guidance for Building Control Authorities with respect to undertaking their functions under the Building Control Acts 1990 to 2007 and the Building Control Regulations 1997 to 2014.

(a) standardisation and co-ordination nationally;
(b) processing and validation of commencement notices and associated documentation;
(c) inspections and assessments during construction; and
(d) processing and validation of completion certificates and associated documentation.
1. Regulatory Design Principles

Objective system is to achieve better building construction.

(a) using a number of complementary measures and interventions to achieve compliance;

(b) minimising the number of interventions

(c) escalating response as required –
   – to build in regulatory responsiveness,
   – to increase dependability of outcomes, and
   – to provide early warning of non-compliance through the use of triggers;

(d) encouraging all participants to achieve good outcomes
1. Regulatory Oversight

• Oversight is central to ensure a culture of compliance with Building Regulations using a risk based approach to target those who are non-compliant.

• Ensure that any failure of regulation among the stakeholders involved – be they Building Owners, Designers, Builders and/or Building Control Authorities is detected and remedied in an effective and timely manner.

• A key element in detection is the system of risk analysis, whereby the online system of notices and documents will permit BCAs to deploy available resources to target inspection and investigation into higher risk areas.

• The aim is that the powers of enforcement and prosecution will become a more credible threat to those who are non-compliant.
2. **Role of Building Control Authority**

- **Overall Role**
- **Commencement Stage - Validation**
- **Construction stage – assessment and inspection**
- **Completion stage**
2. **Overall Role of Building Control Authority**

Receive, Validate & Register;

1. Commencement Notices & accompanying docs.
3. Applications for Revised Fire Safety Certificates 
4. Applications for 7 Day Notices and the accompanying documentation
5. Applications for a Regularisation Certificate associated Inspection
6. Applications for Disability Access Certificates, adjudicate on & issue decisions
7. Applications for Revised Disability Access Certificate
8. Applications for Dispensation from or Relaxation of Building Regulations
10. Receive Building Energy Rating Certificates; Receive DEAP calculations
11. Maintain a Register of Applications, Notices, Enforcement, Certificates & Decisions
13. Undertake a risk analysis of each CN/7Day to inform inspection arrangements.
15. Maintain the Statutory Public Register and
16. Maintain records, including records of inspection.
2. Overall Role of Building Control Authority continued,

In addition to the duties which Building Control Authorities also empowered to do the following:-

• Monitor compliance of the Building Control Act and Regulations through inspections – Section 11 of the Act.
• Take Enforcement Proceedings in cases of default – Section 8 of the Act.
• Bring prosecution proceedings against defaulters – Section 17 of the Act.
• Construction Products Regulations-powers, pilot market surveillance etc
Building Control Act (BCA) 1990
Building Control Act (BCA)-2007
S.I. No. 225 of 2013 -EUROPEAN UNION (CONSTRUCTION PRODUCTS) REGULATIONS

Building Control Regulations 1997-2013
Matters of procedure, administration and control for the purposes of securing the implementation of, and compliance with, the requirements of building regulations and building control regulations

- FORM OF COMMENCEMENT NOTICE FOR DEVELOPMENT (Notice to a Building Control Authority pursuant to Part II of the Building Control Regulations 1997 to 2013)
- Design Certificate- FORM OF CERTIFICATE OF COMPLIANCE (DESIGN)
- NOTICE OF ASSIGNMENT OF PERSON TO INSPECT AND CERTIFY WORKS (ASSIGNED CERTIFIER)
- UNDERTAKING BY ASSIGNED CERTIFIER-FORM OF CERTIFICATE OF COMPLIANCE (UNDERTAKING BY ASSIGNED CERTIFIER)
- NOTICE OF ASSIGNMENT OF BUILDER
- UNDERTAKING BY BUILDER-FORM OF CERTIFICATE OF COMPLIANCE (UNDERTAKING BY BUILDER)
- FORM OF 7 DAY NOTICE
- Design Certificate-FORM OF CERTIFICATE OF COMPLIANCE (DESIGN)
- NOTICE OF ASSIGNMENT OF PERSON TO INSPECT AND CERTIFY WORKS (ASSIGNED CERTIFIER)
- UNDERTAKING BY ASSIGNED CERTIFIER-FORM OF CERTIFICATE OF COMPLIANCE (UNDERTAKING BY ASSIGNED CERTIFIER)
- NOTICE OF ASSIGNMENT OF BUILDER
- UNDERTAKING BY BUILDER-FORM OF CERTIFICATE OF COMPLIANCE (UNDERTAKING BY BUILDER)
- CERTIFICATE OF COMPLIANCE ON COMPLETION (COMPLETION CERTIFICATE)
- ANNEX Table of Drawings, Calculations, Specifications, Ancillary Certificates FORM OF APPLICATION FOR A REVISED FIRE SAFETY CERTIFICATE
- FORM OF 7 DAY NOTICE STATUTORY DECLARATION
- FORM OF APPLICATION FOR A REGULARISATION CERTIFICATE
- FORM OF STATUTORY DECLARATION FOR A REGULARISATION CERTIFICATE
- FORM OF APPLICATION FOR A DISABILITY ACCESS CERTIFICATE
- FORM OF APPLICATION FOR A REVISED DISABILITY ACCESS CERTIFICATE
- FORM OF REVISED FIRE SAFETY CERTIFICATE
- FORM OF REGULARISATION CERTIFICATE
- FORM OF DISABILITY ACCESS CERTIFICATE
- FORM OF REVISED DISABILITY ACCESS CERTIFICATE
- Application for A fire Certificate
- Form of Fire Certificate
- Application for Dispensation, Relaxation
- Fees-amended 2009-Fee Calculator

Other Forms Required for Compliance with Building Regulations
- BER Certificates
- Part H Certification
2. **Commencement Stage - Validation**

- On receipt of the Commencement Notice, together with the
  - notices of assignment of Builder and
  - Assigned Certifier and their
  - respective undertakings and the
  - Design Certificate and
  - accompanying plans and documentation the

- **Building Control Authority will undertake a validation process on the documentation submitted.**

- **There is no requirement or obligation on the Building Control Authority to carry out a technical assessment of the plans or other documents submitted, see section 6(4) of the Building Control Act 1990.**
2. Construction stage – assessment and inspection

BCAs adopt a formal risk management based policy;

• the use of the building;
• the type of construction;
• the level of experience of the design team & Builder; and
• past experience regarding compliance by the parties involved

In addition random assessment and inspection should be carried out in line with the agreed Service Indicators for Local Government -12% to 15% of new buildings for which valid commencement notices have been received.

• Keep full records of assessments and inspections carried out made available to the Assigned Certifier and the Builder.
2. **Completion stage**

Validate the submission of the Certificate of Compliance on Completion and, where appropriate, include details in Register.

- The validation process will include;
- Check that the certificate was properly completed & signed by the appropriate persons.
- Check that no unresolved matters in relation to requests under Section 11 of the Act or Enforcement Notices or conditions attached to Fire Safety Certificates, Disability Access Certificates, etc.
- Not appropriate for BCA to commence a technical assessment at this stage.
- Documents accompanying the certificate of compliance on completion should be retained on the Building Control Management System by the Building Control Authority.
3. Risk Assessment-Aim

Identify those buildings and works that should be targeted for inspection and identify points in the construction programme:

• Where the risk posed by non-compliance warrants inspection; and

• Where the BCO will have the opportunity to view work prior to being covered over and / or is able to pre-empt non-compliance through reviewing work in progress.

• Identify the number of visits that might reasonably be anticipated for inspecting some building work given the risk posed by non-compliance.
3. Risk Assessment-Benefit

• Enables Building Control Authorities to;
• Focus resources on the higher risk building projects;
• Focus, in particular, on builders and others with a history of non-compliance; and
• Achieve a proportionate, transparent and consistent approach to inspection of building work.
• Facilitate effective working with stakeholders and enable queries regarding inspection regimes to be addressed.
• Help improve compliance and achieve best value in use of Building Control Authority resources.
• Avoid any allegations of bias in enforcement proceedings
BCAs carry out risk assessments in a transparent and consistent manner-identifying factors such as;

- type and use of building,
- form of construction and expertise of the Builder;
- how complicated or standard the method of construction is;
- recent experience of current problems in interpreting and/or achieving compliance with certain requirements;
- seriousness of the consequences of a particular contravention
- impracticability/impossibility of subsequent inspection of closed up work.
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Structure</strong></td>
<td><strong>Fire Safety</strong></td>
<td><strong>Site Preparation &amp; Resistance to Moisture</strong></td>
<td><strong>Materials &amp; Workmanship</strong></td>
<td><strong>Sound</strong></td>
<td><strong>Ventilation</strong></td>
<td><strong>Hygiene</strong></td>
<td><strong>Drainage &amp; Waste Disposal</strong></td>
<td><strong>Heat Producing Appliance</strong></td>
<td><strong>Stairways, Ladders, Ramps &amp; Guards</strong></td>
<td><strong>Conservation of Fuel &amp; Energy</strong></td>
<td><strong>Access &amp; Use</strong></td>
</tr>
<tr>
<td>What is the Building Consequence Class (Table 6 – TGD A)</td>
<td>The primary structure consists of:</td>
<td>Is the structure a protected structure?</td>
<td>Has the Fire Safety Cert / 7 Day Notice been granted/validated?</td>
<td>Specify the number of floors (including basement)</td>
<td>Does the building contain a basement?</td>
<td>Is the site located on any of the following areas?</td>
<td>Has a site investigation report been carried out?</td>
<td>Has a material specification been provided?</td>
<td>Has a cladding or curtain walling system been proposed?</td>
<td>Is the building a dwelling or does the building contain a dwelling?</td>
<td>Have ventilation rates been specified?</td>
</tr>
<tr>
<td>Building Type</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day centre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building containing a flat</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel, hostel or guest building</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Institutional building</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Place of assembly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shopping centre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shop</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial building</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DWELLING TYPES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attic conversion</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Semi-detached / terraced (house)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached dwelling (house)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Building Control Management System

The BCMS is a Shared Services Initiative assembled by the Local Authorities collectively.

The BCMS model is founded on the use of Intelligent Systems built on:

- Business Process Improvement principles to streamline administrative routine
- Risk-analysis to focus most efficient resource-deployment
- Collective oversight reporting to improve performance and promote consistent interpretation in raising building standards
- Developing collaboration cross-authority and with industry and the professions, nurturing a Culture of Compliance
4. Consistency and Standardisation

National Co-Ordination

- Supported nationally on a shared services basis under the “Lead Authority” model,
- Local Government Efficiency Review Group Programme Management Office and
- Local Government Management Agency.
- National & Regional Inspectorates
- Standard Approaches
4. National & Regional Inspectorates

• Coordination and support at national level
• Digitally-enabled processes to streamline, administration and release skilled staff to apply oversight in the most effective manner.
• Regionalisation may be applied in order to create a critical mass and increased capacity for lower-resourced authorities. .......
7. Validation and Registration of Certificate

• Stamp the certificate with date of receipt (done online).
• Within the next 21 days consider whether the certificate-compliant:
  • Where compliant, place the certificate on the register,
  • Where not compliant, the BCA will, reject the certificate giving reasons why or require the person to submit a revised certificate..
• Where a BCA rejects a notice-return the certificate & documentation.
• BCA may require a revised Certificate or further documentation to be lodged,
• Where the BCA does not process the certificate within the 21 day period, -register automatically.

Note; A development, where the Certificate of Compliance (Completion) has been registered will be deemed to comply with the certification procedures if it has not been rejected by the Building Control Authority within the 21 days.
7. **Prior Notification of Submission of Completion Certificate**

AC submit between 3 and 5 weeks prior to the building being completed, with
- any necessary amendments of plans, specifications, calculations and
- the implemented Inspection Plan
- On receipt BCA shall proceed to consider the validity of the Certificate -
- BCA check that no unresolved Enforcement Notices or other statutory notices etc
- Where unresolved Enforcement Notices and/or details not in accordance with previous notifications - notify the AC
- Where Prior Notification has not been deemed invalid by the BCA, - should facilitate inclusion of the details of the Certificate of Compliance on Completion on the Statutory Register within one working day of the actual Certificate being submitted to the Building Control Authority subject to all requirements being met.
Summary of CoP

Contents

1. Introduction
   1.1 Purpose of Framework
   1.2 Regulatory Design Principles
   1.3 Regulatory Oversight
2. Role of Building Control Authority
   2.1 Overall Role
   2.2 Commencement Stage - Validation
   2.3 Construction stage – assessment and inspection
   2.4 Completion stage
3. Risk Assessment
   3.1 Aims of risk assessment
   3.2 Benefits of risk assessment
   3.3 Risk assessment approach
4. Consistency and Standardisation
   4.1 National Co-ordination
   4.2 National Building Control Management System
   4.3 National & Regional Inspectorates
   4.4 Standard Approaches
   4.5 Validation
     4.5.1 Administrative Validation
     4.5.2 Technical Assessment
5. Commencement Stage
   5.1 Submission to Building Control Authority
6. Construction Stage Inspection
   6.1 Inspection
7. Completion Stage
   7.1 Submission at completion
   7.2 Validation and Registration of Certificate
   7.3 Prior Notification of Submission of Completion Certificate
   7.4 Phased Completion
8. Assessing Fire Safety Applications
9. Assessing Disability Access Certificate Applications
10. Archiving of Records
Professional Collaboration... LA management Consistency,... provide Compliant Construction,... eGovernment Cloud,... enhanced Citizen experience

- **Consistency** in management across LA sector
- **Collaboration** with the professions, builders, engineers, surveyors, architects
- Create a **Culture of Compliance** through random risk based inspections & enforcement
- **Cloud** storage of relevant particulars for real time information and Statutory Register
- **Citizen** experience improved
- **Confidence** in the building industry

The BCMS is a Shared Services Initiative assembled by the Local Authorities collectively.
Thank You