

SPSO decision report

Case: 201900196, South Lanarkshire Council
Sector: Local Government
Subject: building warrants: certificates of completion / habitation
Decision: not upheld, no recommendations

Summary

A number of years ago, Mr C bought a new build property from a housing developer. Mr C had work done to his property and the structural steel beams were exposed. Mr C was concerned that they did not have adequate fire protection and that the construction differed from the plans approved by the council.

Mr C complained that the council had failed to meet their obligations under the relevant building standards regulations by issuing a completion certificate for his property. Mr C also complained that the council failed to handle his concerns about the safety of his property in a reasonable manner.

We took independent advice from a building standards adviser. We found that it was appropriate that the council issued a completion certificate, as they took reasonable steps to satisfy themselves that the mandatory building standards had been met. We also found that the council responded to Mr C's concerns about the safety of his property in a reasonable manner by providing technically detailed and competent information. We did not uphold Mr C's complaints.