

2026/27

Scottish Building Standards Hub - Business Plan



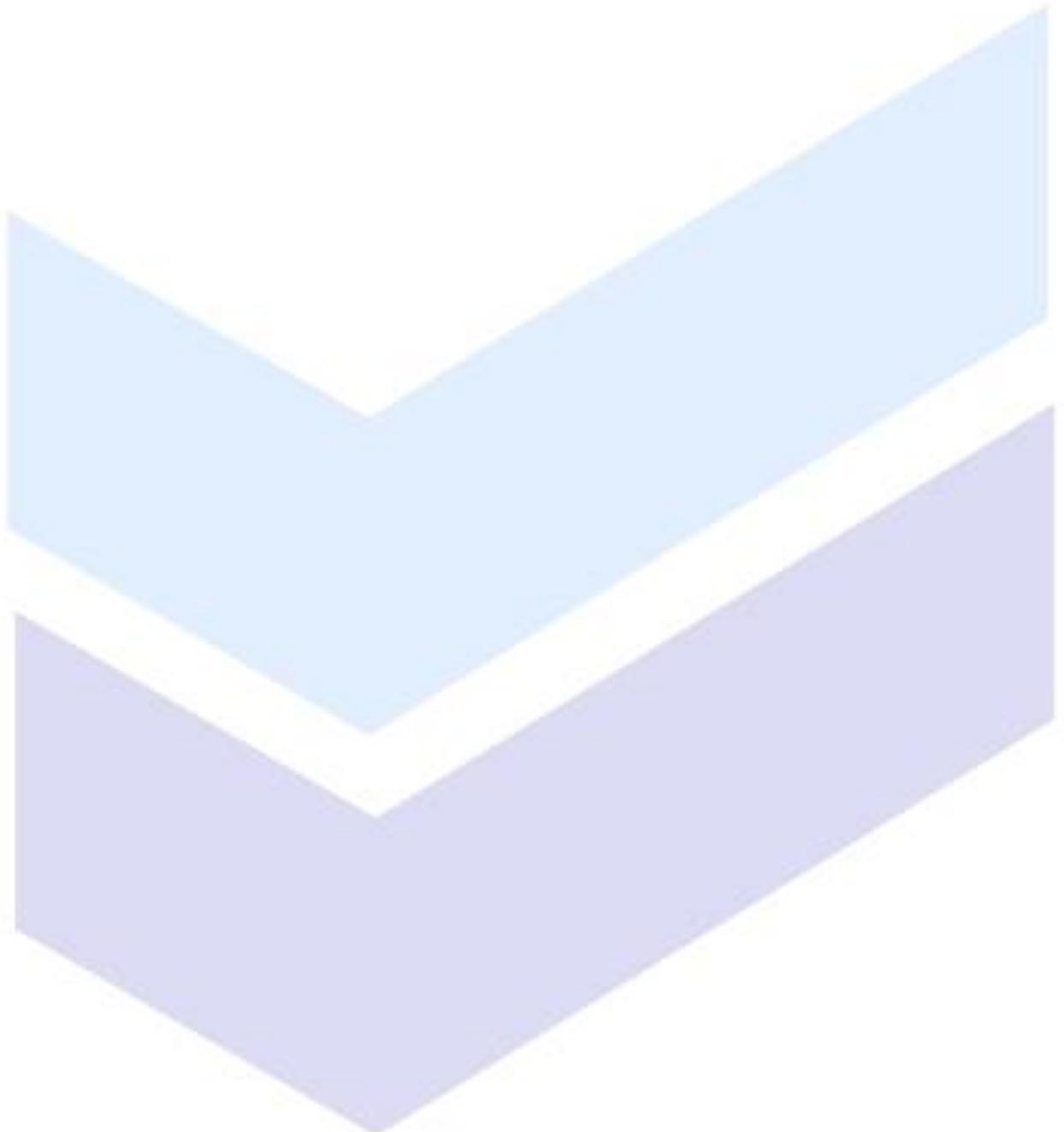
Scottish Building Standards Hub

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Scottish Building Standards Hub (SBSH)

2026/27

**Scottish Building Standards Hub (SBSH)
Business Plan – 2026/2027**



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Title: Scottish Building Standards Hub (SBSH) Business Plan – 2026/2027.

Purpose: This document outlines the business plan for the Scottish Building Standards Hub (SBSH).

Version:	Date:	Notes:
1.0	05.02.2026	Initial draft.

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1.0 Scottish Building Standards Hub (SBSH):

1.1 Background:

The origin of the Scottish Building Standards Hub (SBSH) stems from the response to critical failures in building safety, most notably the Edinburgh school construction failures and the Grenfell Tower tragedy. The Scottish Government established a Ministerial Working Group on Building and Fire Safety. This led to two major reviews in 2018 focusing on compliance, enforcement, and fire safety.

To implement the resulting recommendations, the Building Standards Futures Programme Board was created. Its mission was to enhance the performance, expertise, and resilience of Scotland's building standards system. This was pursued through seven key workstreams.

Under the Verification Delivery Model workstream, the concept of a Building Standards Hub (BSH) was developed to modernise and improve the delivery of building standards services in Scotland. A pilot programme, hosted by Fife Council from May 2022 to May 2024, demonstrated the hub's potential to:

- Improve service delivery and consistency
- Increase efficiency and capacity
- Support skills development and technology adoption
- Enhance resilience across the system

Following the pilot's success, the creation of the SBSH was approved by Scottish Ministers and was officially launched on 24th May 2024.

Fife Council was formally appointed as the permanent host for the SBSH through the Society of Local Authority Chief Executives (SoLACE) Scotland Branch.

1.2 Vision:

Our vision is to 'support transformation and quality in building standards.'

Our aims are to support:

- Delivery of excellent public services (overarching aim)
- Driving efficiencies
- Increased capacity to deliver across all types of construction work
- Investment in skills and new technology
- Resilience, and
- Increased consistency

Our support to local authority building standards teams and wider industry is delivered across three areas:

- By delivering a range of building standards system services
- By supporting hubs of expertise and operational partnerships
- By supporting learning and development and transformation

1.3 Introduction:

Compliant buildings and the competence of those involved in their design, approval and construction have become a key focus in recent years. The SBSH became an entity to enhance and improve the building standards delivery model within Scotland and now serves as a central resource to support local authority building standards services, LABSS, BSD, industry stakeholders, and users of the system, marking a significant step forward in the Scottish Government's commitment to building safety and regulatory compliance.

2.0 The Organisation:

2.1 Our Team:

Our current team consists of 10 full time equivalent (FTE) employees:

- Two SBSH Directors – one leading on business, strategy and transformation and one leading on technical, operations and services
- Learning and Development Manager
- Technical Support Surveyor (Learning and Development)
- Three Technical Support Surveyors.
- Two Expert Technical Support Surveyors – one leading of fire and one leading on energy and environment
- Administration and Technical Support Officer
- Administration and Technical Support Assistant (0.5 FTE) (Post currently unfilled)

Due to unanticipated growth in services and activity, the SBSH prepared a business case to introduce a Lead Technical Support Surveyor post to the team. This was submitted to our Advisory Board on the 15th December 2025 and was duly approved. The introduction of this post is included within our proposed budget from 2027/28 onwards, although budgetary surplus could mean introduction within the 2026/27 financial year.

The skills and experience of SBSH staff are utilised across all our business areas, these being:

- Business, strategy and transformation

- Technical, operations and services
- Learning and Development

2.2 Governance:

The SBSH is an independent stand-alone specialist unit hosted within Fife Council with staff being employees of the council.

As such, the SBSH and its employees work to Fife Councils corporate rules, including HR, procurement and finance.

The SBSH is however strategically directed by its 'Advisory Board' whose remit also ensures we are delivering and performing as intended.

Our appointed [Advisory Board](#) consists of a minimum of 10 members, with representation currently coming from:

- Fife Council (1 No.)
- Local Authority Building Standards Scotland (LABSS) (2 No.)
- Building Standards Division (BSD) of Scottish Government (2 No.)
- CoSLA (1No.)
- SoLACE (1 No.)
- Certification Scheme Providers (1 No.)
- Industry representatives (2 No.)

3.0 Strategic Objectives:

3.1 Business as Usual:

Our overarching goal is to support the building standards system and delivery model. We primarily do this through the support we provide to local authority verifiers and their wider building standards teams.

Being an organisation that supports the building standards delivery model, much of the work we undertake falls under the services and activity we deliver on a day-to-day basis. That said, we always look at ways that these services can be developed and improved to assist our key stakeholders and the building standards customer.

We engage and liaise with a number of key industry stakeholders, particularly local authority building standards teams, LABSS and BSD to ensure that what we deliver services need. In addition, we support the management and administration of LABSS Digital Delivery Group (DDG) and Consortia Technical Working Group (CTWG) as well as operate and broker operational partnerships.

3.2 Business/Strategy/Transformation:

We support a wide range of national initiatives, projects and working groups seeking to deliver change and improve building standards.

Our business strategy is to ensure the SBSH operates as intended and can work effectively as a stand-alone unit within Protective Services at Fife Council, fully integrating with their corporate systems and liaising with relevant business and service managers where change is required for us to meet service needs.

Our transformation strategy is to ensure that effective support is provided to local authority verifiers to allow them to meet change within the building standards system and delivery model, primarily where that change is driven by Scottish Government.

In addition to our 'business as usual' service delivery and activity, for 2026/27 key strategic aims under this business area are to:

Establish Lead Technical Support Surveyor Post Within the SBSH:

- Develop and finalise role profile for new additional post within the technical team, including appropriate role title. Engage with HR and have role evaluated and established. Recruit to post. (Conclude by March 2027)
- Engage with BSD regarding future SBSH budget setting and funding formula research to ensure sufficient funds will be delivered from 2027/28 onwards to support introduction of new post. (Conclude by June 2026)

Back Office Case File and Workflow Systems:

- Establish Idox Enterprise workflow and graph and chart reporting tools into back-office systems. (Contractor already engaged) (Conclude April 2026)

Mobile Technology App:

- Wrap up working group and launch app. (Conclude April/May 2026)
- Identify potential app development opportunities and implement change. (Conclude March 2027)

Digital Delivery for Local authority Verifiers on Emerging Reporting Requirements:

- Deliver national time recording system using Idox Uniform platform and Power BI reporting tools. Provide support to verifiers seeking help with local installation of the national time recording system. (Conclude August/September 2026)
- Noting that the funding support for this initiative was to be used in an agile way for the delivery of emerging short-term and long-term reporting of compliance activity, primarily in establishing a national time recording system, liaise with BSD as to how the funding balance may be used to support other digital recording opportunities. (Conclude March 2027)

Building Standards Verification Service Improvement Fund:

- Hold and administer the draw-down of funds from the Building Standards Verification Service Improvement Fund as set up and managed by BSD. (Conclude March 2027)

LABSS DDG Terms of Reference and Scope/Remit of SBSH Support:

- Review and refresh LABSS DDG Terms of Reference and the scope/remit of SBSH support to the group following conclusion of LABSS reshaping exercise. (To be concluded post LABSS reshaping exercise)

3.3 Technical/Operations/Services:

Our technical, operations and services strategy is to provide building standards system services that support consistency in the application of technical standards, regulation, and procedural matters.

These services are supplemented by the general and expert advice we provide to verifiers and the wider construction industry and the in-house peer review service we provide to verifiers in the key expert areas of fire, energy and on environmental matters.

National support on key areas of expertise is further enhanced by the SBSH management and operation of Fire Hub and Structural Hub where verifiers can seek peer review by industry experts on the most complex fire safety design and structural design proposals. These hubs of expertise also provide a collaborative forum whereby matters of national interest may be discussed and outcomes established.

In addition to our ‘business as usual’ service delivery and activity, for 2026/27 key strategic aims under this business area are to:

Structural Engineering Expert Hub (Structural Hub):

- Conclude work to formalise the remit and scope of the Structural Hub and its national collaborative forum. (Conclude August 2026)

STAS:

- Further enhance interest in the scheme to wider stakeholders to increase the overall number of type approvals in circulation. (Conclude March 2027)
- Review the April 2026 changes to the Technical Handbooks and establish what impact this will have on individual STAS certificates. (Conclude April/May 2026)

Stakeholder Engagement and Service:

- Seek to establish a formal and regular relationship with BSD Technical Unit to act as a forum to discuss topical issues, service activity and upcoming developments. (Conclude June 2026)
- Upon establishment of new workflow tools, review the efficiency of responses to the range of building standards system services, peer review and technical enquiries. (Monitor and conclude July 2026)

Review Technical Standards:

- Review forthcoming changes to the Technical Handbooks for 2027 and 2028, when published, to establish what guidance and support is required from the SBSH, and what impact they will have on our range of building standards system services. (Conclude as changes are announced/reviewed)

LABSS CTWG Terms of Reference and Scope/Remit of SBSH Support:

- Review and refresh LABSS CTWG Terms of Reference and the scope/remit of SBSH support to the group following conclusion of LABSS reshaping exercise. (To be concluded post LABSS reshaping exercise)

3.4 Learning and Development

Our learning and development strategy is to put a variety of systems and training in place that supports those entering the profession as well as those already in the profession to have the skills necessary to undertake their role competently and progress in their career.

This strategy includes supporting programmes such as modern and graduate apprenticeship schemes, lecturing to students on building standards related matters,

delivering a programme of CPD sessions to verifiers, and supporting training programmes for verifiers in specialist areas.

We also undertake an ongoing development of digitised training material to hold on our learning management system and own, administer and manage the national digitised competency assessment scheme, supporting practitioner peer review and validation.

In addition to our 'business as usual' service delivery and activity, for 2026/27 our aims under this business area are to:

VLE Programme 3 – Compliance Plan Approach:

- Develop and deliver e-learning programme/modules on compliance and the compliance plan process. (Conclude September 2026)

Fire Engineering – First Principles Seminars:

- Liaise with Edinburgh University, decide upon subject matter, and deliver a series of five 1-day first principles of fire engineering training. (Conclude November 2026)

Enforcement Evidence Gathering Training:

- Roll out three 1-day training events for front line surveyors in enforcement evidence gathering. (Conclude December 2026)

VLE Programmes 6 and 7:

- Develop subject matter and material to deliver e-learning programme/modules. (Conclude February 2027)

Training Seminars and Dissemination Events:

- Engage with learning providers to deliver a series of training seminars and dissemination events, primarily in the delivery of hands-on training developing skills in on-site inspection work. (Conclude March 2027)

VLE Programmes 8 and 9:

- Develop subject matter and material to deliver e-learning programme/modules. (Commence March 2027)

LABSS Ambassadors Networks:

- Engage with LABSS to determine the scope and remit by which the SBSH can support LABSS Ambassadors network. (To be concluded post LABSS reshaping exercise)

4.0 Outcomes:

4.1 Outcomes:

Our outcomes are directly linked to our organisations aims as noted in section 1.2. Noting that ‘delivering excellent public services’ is our overarching aim, outcomes delivered by the SBSH for the building standards system are described below, against the other 5 aims.

Drive Efficiencies:

- STAS customers will receive an efficient, consistent, and predictable service.
- Reduced verifier time spent on building warrant applications supported by a STAS certificate.
- Verifiers seeking technical or procedural advice will receive an efficient, consistent, and predictable service.

Ensure Investment in skills and Technology:

- All verifiers will have access to a fully digitised learning management system holding virtual learning material and content, backed up by a skills management and competency assessment system.
- Training initiatives will be supported through the SBSH including direct training, university lecturing, promotion of MA/GA schemes, ambassador’s networks, and CPD.
- SBSH support to the digital transformation agenda.
- SBSH support to the development of digital technology through LABSS DDG.

Increased Capacity to Deliver Across All Types of Work:

- Verifiers will have access to specialist technical expert advice in relation to fire and structural engineering, and environmental and energy matters.
- Verifiers will be able to seek or provide assistance in relation to building warrant application assessment through a brokered introduction via the SBSH.

Increased Consistency:

- Verifiers will have access to a suite of information papers and guidance to aid consistent technical interpretation and process application.
- Verifiers and building standards customers will have access to a robust and timeous dispute resolution process in relation to technical interpretation, regulatory application, or procedural matters.

Increased Resilience:

- All local authorities will be a member of a regional consortium group, who will actively participate on the LABSS Consortia Technical Working Group (CTWG), supported by the SBSH.
- All local authorities will be a member of a regional consortium group, who will actively participate on the LABSS Digital Delivery Group (DDG), supported by the SBSH.
- A memorandum of understanding (MOU) will be in place clarifying the range of services and activities offered by the SBSH to verifiers and confirming the local authority commitment to continue to participate within their respective consortium groups.
- A memorandum of understanding (MOU) will be in place between the SBSH and LABSS confirming their relationship, interdependence, and areas of collaboration.

4.2 Performance and Outcome Reporting.

Reporting of our performance and outcomes is through our quarterly [operational reporting](#) to the Advisory Board, and annual report. These are available on the SBSH website.

5.0 Budget/Reporting:

5.1 Budget:

All our funding is used to support our business continuity and service delivery to all Scotland's 32 local authority building standards teams.

Our main income stream is through an annual funding award, which is realised from building warrant fee income transferred to us via Fife Council's Local Government Financial Settlement.

Additional fee income is received from applicants seeking a Scottish Type Approval Scheme certificate.

We also periodically receive fee income to either support national initiatives or deliver set pieces of work.

5.2 Budget Reporting:

Reporting against our budget is also through our quarterly [operational reporting](#) to the Advisory Board, and annual report. These are available on the SBSH website.

Contact:

Should you wish to contact the Scottish Building Standards Hub (SBSH) about this business plan, the range of services and activities we undertake, or if you are seeking to collaborate/engage with us, please contact us by email: sbsh@fife.gov.uk



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