

Building Surveying Services

Bat licences - Bats in dwellings

ROSS &
LIDDELL



WHEN R&L SURVEYORS UNDERTOOK AN INSPECTION OF THE COMMON AREAS AT 10-21 LOCHVIEW, ARDPEATON IN SEPTEMBER 2012, WE REPORTED THAT THE ROOF COVERINGS, AMONGST OTHER ELEMENTS, WERE AT THE END OF THEIR ECONOMIC LIFE CYCLE AND RECOMMENDED THAT THE ROOF COVERING WAS REPLACED.

However while undertaking the inspection the Surveyor observed evidence of the presence of bats and a proprietor confirmed that there were bats roosting within the affected roof voids. The R&L Surveyor confirmed to the proprietor that as there were bats roosting within the roof void then re-roofing would require being carried out under licence.

R&L Surveyors contacted Scottish Natural Heritage (SNH) and a SNH bat worker was sent to the property to investigate and confirm that bats were present. Following the initial visit by the SNH bat worker, all costs associated with employing any other bat worker, or any subsequent surveys, and all works to be carried out under licence, are the responsibility of the householder.

We received the bat workers report in December 2012, confirming the presence of Pipistrelle bats, and with the aid of the report we applied on behalf of the proprietors for a bat licence.

“Many species of bat are endangered or threatened and as such all bat species in Scotland are given legal protection under the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) as a European protected species. Bats are quite commonly found in people’s houses. In most cases people don’t even know that they are there and many people live happily with bats.” – Scottish Natural Heritage website.

UNDER THE 1994 REGULATIONS, SNH CAN ONLY GRANT YOU A LICENCE IF YOUR APPLICATION PASSES THREE SPECIFIC TESTS FOUND IN THE CONSERVATION REGULATIONS. THESE ARE THAT:

1. The licence relates to one of the purposes specified in the legislation, including preserving public health or public safety or other imperative reasons of overriding public interest; preventing the spread of disease; preventing serious damage to property.
2. There is no satisfactory alternative to carrying out the work which will affect bats or their roosts; and
3. The work will not adversely affect the local bat population.

The application met the SNH criteria and a licence was granted. However the licence was subject to conditions, relating to timing of the proposed work and providing an alternative roosting site in close proximity to the building. The bats were expected to vacate the roof void roost at the end of September and roof works could only commence thereafter creating a narrow time frame to implement works prior to the onset of winter.

One month prior to the project commencing bat boxes were fitted to trees close to the property; and once it was confirmed that the bats had left their summer roost, works proceeded.

The works comprised the re-roofing of the building, the repair of concrete elements and it’s re-cladding. Ross & Liddell’s building surveyors provided the full range of surveying services.

1. - PIPISTRELLE BAT
2. - BAT BOX FITTED TO TREES CLOSE TO LOCHVIEW
3. - LOCHVIEW PRIOR TO REFURBISHMENT WORKS
4. - LOCHVIEW AFTER TO REFURBISHMENT WORKS