



Building Safety Policy

**Housing Overview and Scrutiny Committee
17 January 2024**

The Building Safety Act 2022



Building Safety Act
2022



Will focus on the following key areas:

- The safety and standards of all buildings.
- Assuring the safety of higher-risk buildings, both in construction and occupation.
- Improving the competence of the people responsible for overseeing, managing, and delivering works to higher-risk buildings.
- Ensuring clearer standards and guidance.
- Putting residents at the heart of a new system of building safety.

Who does the Building Safety Act 2022 apply to?

- The requirements set out in the Building Safety Act 2022 will affect building owners/managers and the built environment industry. This includes those who commission building work and who participate in the design and construction process, including clients, designers, and contractors.



The Building Safety Act 2022

From 1st October 2023:

- Duty holder responsibilities are now in force, with their new duties being to plan, manage, and monitor their activities in relation to building regulations.
- The Building Safety Regulator becomes the building control authority for all high-rise buildings.
- A 'Golden Thread of Information' is now required for each higher-risk building.
- A Mandatory Occurrence Reporting System is now required for each higher-risk building to ensure that the BSR can capture any risks that could have a potential impact on fire and structural safety and assess the relevance of these risks to other buildings.
- Changes to the Regulatory Reform (Fire Safety) Order 2005 under Section 156 come into force, strengthening fire safety regulations by improving cooperation and coordination between Responsible Persons.
- Registration opens for new high-rise residential buildings.



The Building Safety Act 2022



From 1st April 2024:

- Transitional arrangements for higher-risk buildings end.
- Deadline for registering as Building Control Approvers and Building Inspectors.
- Building control bodies and professionals must follow mandatory codes and standards for building control.
- The Professional Conduct Rules for Registered Building Control Approvers (RBCAs) and Code of Conduct for Registered Building Inspectors (RBIs) come into force.
- The Building Safety Regulator can now issue building assessment certificates. The introduction of a “gateway” system, under which the BSR will assess whether risks, roles, and responsibilities are understood at different stages of construction.

Summary

- The Building Safety Act 2022 Applies to new or existing occupied buildings over 18 metres high or seven storeys or more, which contain at least two residential units.
- Creates a universal change in responsibility and culture within the building industry.
- Establishes a more effective regulatory and responsibility framework for the construction industry and introduces clearer standards and guidance.
- The Building Safety Act 2022 will establish a New Homes Ombudsman scheme for new build properties, to hold developers to account.
- Puts residents at the heart of a new system of building safety
- Clarifies who has responsibility for fire and building safety throughout the life cycle of a higher-risk building.
- Parts of the Act will have implications for ALL buildings as it will make the BSR responsible for the performance of the building control sector to ensure standards are met, and for setting building standards.
- The Act in full can be found - [The Building Safety Act - GOV.UK \(www.gov.uk\)](https://www.gov.uk)



Introducing the Draft Building Safety Policy – Dec 2023



Building Safety Policy

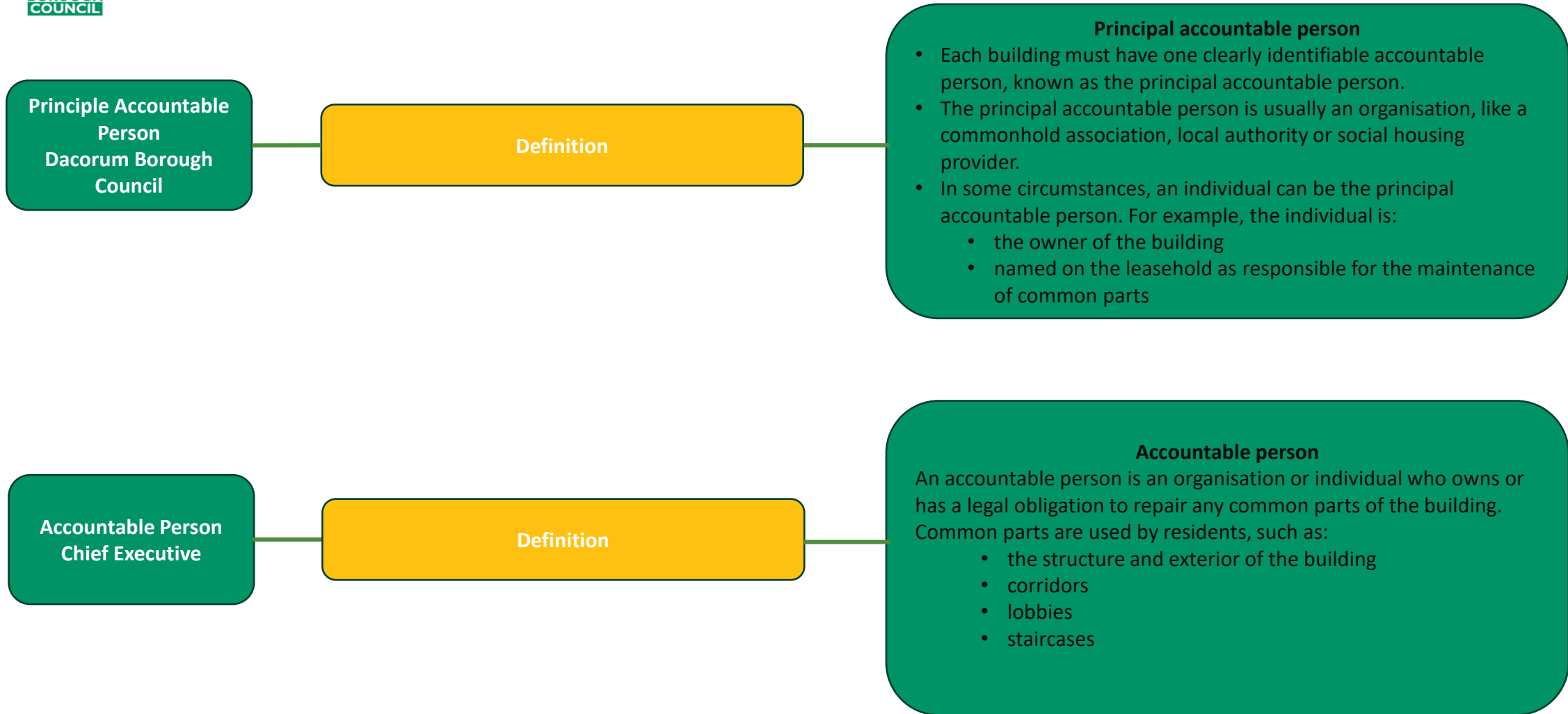
V1 – December 2023

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Principals and Approach



Accountable persons and the principal accountable person can employ an organisation or individual, like a managing agent, to carry out duties on their behalf. However, the accountability for making sure those duties are carried out and the liability for a building's safety remains with the accountable persons and principal accountable person.

The Principle Accountable Person

Principle Accountable Person (PAP) Summary	
1	Ensure that the fire and structural risks are identified and assessed for each HRB building and these are effectively managed (spread of fire and/or structural failure) to: <ul style="list-style-type: none"> ensure that they do not happen and the severity of any incident that does happen is reduced
2	Ensure relevant safety information for each HRB building is kept, updated and available, as required for life of building.
3	Ensure a reporting system is in operation to report certain fire and structural issues or incidents
4	Ensure there is effective measures in place to engage with residents about each building's safety including: <ul style="list-style-type: none"> operating a complaints system to investigate concerns about the building's safety risks or the performance of an accountable person displaying required information and documentation clearly within the building preparing and updating a residents' engagement strategy so that residents and owners can participate in making building safety decisions
5	Notify the Building Safety Regulator if: <ul style="list-style-type: none"> there is a change to the single point of contact for the BSR building's safety risks there are any changes to registration information, including copies of any updated certificates, within 14 days of becoming aware of the change safety case report
6	Register the building with the Building Safety Regulator between April 2023 and October 2023. As part of the registration process: <ul style="list-style-type: none"> submit structure and safety information about the building notify the Building Safety Regulator of any changes to the information submitted at registration register all new buildings before occupation.
7	Ensure BSR is provided with further key building information (KBI) as required by the Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023 within 28 days of applying for registration.
8	Prepare a safety case report for the building. This should show that: <ul style="list-style-type: none"> all building safety risks (fire and structural) have been assessed and that all reasonable steps to control them have been taken
9	Give the safety case report to BSR on request – BSR will examine it during the building assessment
10	Apply for a building assessment certificate when directed by BSR



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The Accountable Person

Accountable Person Summary		
1	Fire Risk Assessment	Has a suitable and sufficient FRA been completed for each building(s) in the housing stock?
2	Fire Risk Assessment	Can competency of the fire risk assessor(s) be demonstrated?
3	Fire Risk Assessment	Have the actions arising from the FRA's been addressed or are they in progress? (As far as is reasonably practicable)
4	Fire Risk Assessment	Has the progression of the FRA actions been documented?
5	Fire Risk Assessment	Was the review of the last FRA within the acceptable timeframe? (If no, detail why not)
6	Fire Plans & Evacuation Strategy	Is there a suitable fire plan and evacuation strategy in place for each building(s) and has this been shared with: <ul style="list-style-type: none"> Residents The local fire and rescue service (by electronic means e.g., email)
7	Fire Plans & Evacuation Strategy	Is a copy of the fire plan and evacuation strategy held on location in a suitable place (i.e., premises information/secure information box to prevent it being moved, tampered with and protected from damage).
8	Fire Plans & Evacuation Strategy	Have checks been completed to ensure that fire safety instructions are displayed in obvious parts of the building(s)?
9	Fire Plans & Evacuation Strategy	Is there a secure information box (Premises information box) in place and does it contain the following information: <ul style="list-style-type: none"> Name, address and telephone number of the PAP/AP Name and contact information for the other persons who are permitted and able to access the building(s) on behalf of the PAP/AP Copies of the floor and building(s) plans
10	Fire Plans & Evacuation Strategy	Is the secure information box (Premises information box); <ul style="list-style-type: none"> Maintained in a readily accessible location in or on the building(s)? Inspected at least annually, to ensure it remains secure, accessible and that the information therein is accurate and up to date?
11	Fire Plans & Evacuation Strategy	Has the local fire and rescue service been given the necessary details to gain access to the secure information box?



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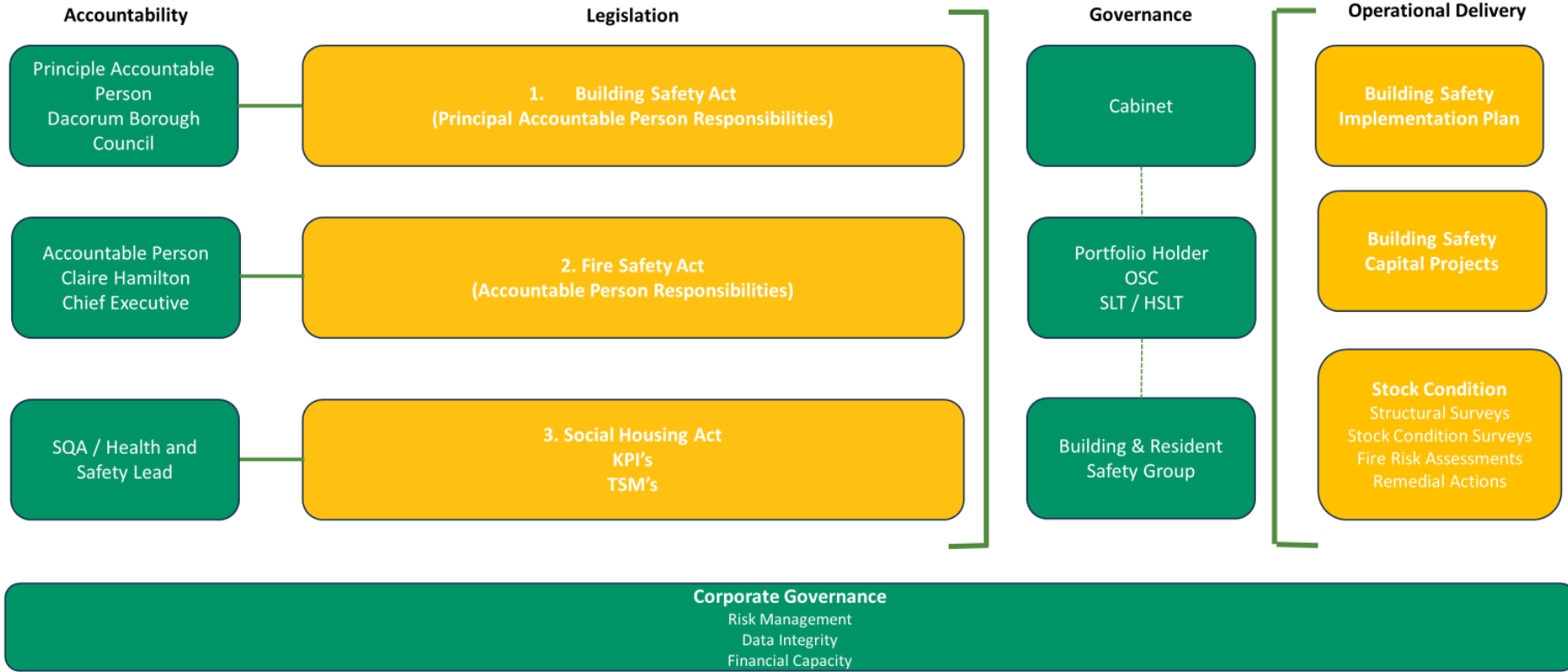
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Assurance



Building Safety Assurance



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Questions