

BUILDING A SAFER FUTURE - PROPOSALS FOR REFORM OF THE BUILDING SAFETY REGULATORY SYSTEM

What is it?

The tragedy at Grenfell Tower in June 2017 led to an independent review of the Building Regulations and Fire Safety, led by Dame Judith Hackitt. The review concluded the current safety system for ensuring fire safety in high-rise buildings was not fit for purposes and a full overhaul of the system was required.

This consultation seeks your views on the proposals for a **radically new building and fire safety system** that puts residents' safety at its heart.

The starting scope of the reforms apply to multi-occupied residential buildings of 18 metres or more (approx. 6 storeys).



1. WHAT ARE THE PROPOSALS?

There are five broad areas for consultation:

1	Scope	The reform covers all multi-occupied residential buildings of 18 metres or more
2	Dutyholders	Will be required to demonstrate a building's safety through a new system of gateway points through design, construction and occupation
3	Residents	Improved engagement and stronger voice on safety decisions
4	Building Safety Regulator	Will provide oversight of the new building safety regulatory regime and watch over efforts to assure the competence of those working on buildings
5	Strengthened Enforcement	Three stepped process for non-compliance – Collaboration, Stop Notices, Prosecution

What key changes do the proposals suggest that I need to consider?

- **Approved Documents** - the statutory guidance on building regulations is being improved, updated and digitalised into a single searchable PDF to be launched over the next 12 months.
- **Dutyholders** - more stringent competence requirements will be required of the key dutyholder roles listed below. There will be a new accredited training and qualification process plus registration onto a national register.
 - **Principal Designer**
 - **Principal Contractor**
 - **Building Safety Manager**
- **Accountable Person** - an accountable person will have a legal responsibility for building fire and structural safety to ensure risks are reduced.
- **Gateway Points** – dutyholders will have to demonstrate how they actively manage risk through a series of new gateway points before they can go to the next stage of development:
 - Gateway 1:** Before planning permission is granted the applicant must submit a 'Fire Statement' with their planning application.
 - Gateway 2:** Before construction begins it must be demonstrated how the building(s) comply with the building regulations by providing full plans and supporting documentation.
 - Gateway 3:** Before occupation begins dutyholders to hand over building safety information before occupation is permitted. The Client must apply for and receive a provisional registration of the building and assure the building safety regulator that the building risks have been assessed.
- **Golden Thread** - a golden thread of building information must be created, maintained and held digitally to ensure the original design intent and changes are captured. This information will be analysed by the building regulators.
- **Mandatory Occurrence Reporting** - it is the ambition to implement a system of mandatory occurrence reporting to the building safety regulator. The Client, Principal Designer, Principal Contractor and accountable person must establish systems to facilitate reporting of fire and structural safety issues by workers.
- **Competence requirements** - the new system will require that all dutyholders ensure that those they appoint have the required skills, knowledge and expertise to discharge their functions effectively and assure themselves as suitably competent. **An overarching system for overseeing competence is being considered and will include re-assessment to ensure the continuing competence of your workforce and sub-contractors.**

How long do I have for comment on this consultation and where can I access it?

The consultation is open until 31 July and can be found [here](#).

The full list of questions can be read on pages 175-183 of the consultation document.

Member comment is sought by 19 July. Please email your feedback to kurt.hopkins@thebesa.com