Coronavirus Guidance Webinar
11th May, 2020
Dame Judith Hackitt Interview – 7th May

Watch the interview here: https://www.thebesa.com/covid19/covid-19-webinars
All slides and a recording of the webinar are available on the website later this afternoon

- CBI Update
- BESA Contractual guidance
- BESA Technical guidance
- ASHRAE updates
- Martin Taylor, LABC
- Q&A
Local Authority Building Control Adapting to Covid 19 and an update on Building a Safer Future.

Martin Taylor LABC Director of Regulatory Policy

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May 2020
Martin Taylor LABC

- Member of two of the working groups established as part of Dame Judith Hackitt’s Review of Building Regulations and Fire Safety
- Member of the Joint Regulators Group – expert group advising Government on the implementation of Building a Safer Future
- Member of further three working groups that report into JRG
- Agenda:
  - Our response to Covid 19
  - Update on Dame Judith Hackitt Building a Safer Future
Building Control – Covid 19
Building Control – Covid 19

Guidance issued by MHCLG on 21\textsuperscript{st} April:


Temporary Healthcare facilities

Day to day building control

Construction Leadership Council (Site Operating Procedures)

ACM High Rise Remediation remaining a priority
Building Control – Covid 19

Repurposing of existing wards – NHS Guidance
Nightingale facilities
Building Control – Covid 19
Building Control – Covid 19

Inspection requests have been significantly down, by around 80%
Continued to receive deposited applications.
Contractors have struggled to obtain materials
Now starting to see a slow return to work
Inspections delivered in accordance with MHCLG guidance
Building a Safer Future
Where are we now?

- Approaching 3 years from Grenfell tragedy on the night 14th June 2017.
- Publication of Dame Judith’s Interim Report December 2017, Final Report May 2018 and implementation plan December 2018
- Ongoing updates to legislation and guidance
Dutyholders

Dutyholder concept will underpin the new regime – clear responsibilities placed on Clients, Principal Designers and Principal Contractors

New roles, Accountable Person & Building Safety Manager

Onus on the dutyholder to demonstrate that safety is being actively and effectively managed
Gateways

Series of 3 Robust Gateway Points:
1. Planning (outline concepts B1, B4, B5)
2. BC Full Plans
3. Completion/occupation

Unable to demonstrate that safety is being effectively managed can’t progress through to the next Gateway

Responsibility on dutyholder to demonstrate managing safety at each stage if not, robust sanctions
Clearer Standards and Guidance

Much recent progress:

• The Building (Amendment) Regulations
• ADB Amendments
• Call for Evidence on ADB
• Clarified ADBs
• Consultation (Extending sprinkler provision, way finding, emergency evac systems)
The Building (Amendment) Regulations 2018

New Regulation 7(2) introduces a prescriptive ban on use of combustible materials in external walls in relevant buildings.

- Updated guidance within ADB
- Completely different approach to a series of requirements and guidance, this is a prescriptive ban in respect of this area only.
- Came into force 21 December 2018 – Limited transitional provisions.
- Further clarification April 2019
Approved Document B

New ADB Vol 1 expected during this month, remember vol1 now contains flats, bring sprinklers down to 11m and introduces wayfinding signage.

Further work being undertaken on evacuation alert systems, testing with NFCC.

This introduces the details from the last consultation which essentially described the recommendations from phase 1 of the Grenfell Tower Inquiry.

Government have also published their work plan for the wider reform of Approved Document B (both volumes) again following last consultation.
Approved Document B Work Plan

Technical Review of Approved Document B - workplan overview

- MHCLG is undertaking a programme of research to inform policy options for changes to Approved Document B.
- This research programme covers a series of discrete, but interconnected, workstreams that reflect the range of advice covered by Approved Document B.*
- All workstreams are being taken forward as a priority but due to the nature of work involved, outcomes are expected to be delivered in phases. The sequencing of research outcomes is shown by theme and anticipated duration of research in the table below.**

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<th>Aspect of ADB to be reviewed</th>
<th>Anticipated duration of the research being commissioned to inform the review</th>
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** In some instances, initial research may indicate a need for further investigation.
The LABC Response - An holistic approach to team and individual surveyor competence.
Started our journey in early 2017

Upskill, build resilience and assure delivery of Local Authority Building Control

Worked with key delivery partners including Institution of Fire Engineers, CIOB and University of Wolverhampton

Initial investment of around £2 million

Developed an holistic approach to ensure both team and individual surveyor competence
A Holistic Approach to Team & Surveyor Competence
Competency is integral to the LABC QMS

• Under LABC’s QMS we can’t use a surveyor on a project that isn’t assessed as being appropriately competent to do that work.

• This is the reassurance that clients and residents need and will start to ask for PROOF of.
Priorities and Next Steps
Priorities and Next Steps

• Effective transition into a new regime
• Support HSE following their appointment as the Building Safety Regulator, an appointment we wholeheartedly support.
• Continued working with Early Adopters (Public and Private) to trial the new regime (Gateways and Safety Cases).
• Supporting key work streams in the development of a key data set and defining the Golden Thread of information.
• Support our LPA colleagues in the execution of Gateway 1
• Support BSR to implement a more stringent regime
In summary

• “LABC don’t have the capacity”
  • we currently have over 3,700 surveyors in our network that support across boundaries.
  • Capacity is growing supported by levy funded learning programmes.

• “LABC have a conflict of interest if they regulate LA owned buildings”
  • We’re developing centres of excellence whereby an adjacent LA can regulate to avoid what in reality is only a perceived conflict of interest.
  • LAs will not tolerate regulation driven by profit

• “LABC don’t have the competency”
  • I have demonstrated our UKAS accredited standards and qualification programme
In summary

My final advice

• The system needs radical change.
• Individuals and companies need to be able to change their culture and be able to **prove** competence.
• Delivering a safer future is non-negotiable.
• Momentum is building let’s make the change together.
Further Useful Links – Application of Recent Amendments

• Wider industry is now starting to react with additional guidance see Fire Industry Association https://www.fia.uk.com/uploads/assets/uploaded/b19e9757-071d-484a-82d1968d4f746178.pdf

• Construction products industry is similarly reacting compliant gas flues are now available see Ideal Boilers https://idealboilers.com/blog/flues-in-high-rise-buildings-regulation-update

• Video guidance via our website at https://www.labc.co.uk/professionals/construction-professionals-standards-hub

• Detailed interactive guidance via LABC Warranty https://www.labcwarranty.co.uk/fire-safety-for-relevant-buildings/
Thank you

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Q&A

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Webinar Programme

This Week:

**Tuesday 12th**: Technical Q&A panel with Paul Hancock, Will Pitt, Peter Rogers, Graeme Fox and Steve Tomkins. We have struggled to get through all the questions asked in previous technical webinars, so we have decided to host a purely Q&A session. No presentation - just your technical questions and hopefully, answers too.

**Wednesday 13th**: New CLC Contractual Best Practice Guidance plus a contractual Q&A with Debbie Petford, BESA Director of Legal & Commercial. We are also joined by guest panellist Stephen James, Partner at Clarkslegal.

**Thursday 14th**: Filtration & UV - we are joined by Hillary Spicer of E-CO Ltd, Peter Dyment from Camfil and Nathan Wood from Farmwood, Chair of the BESA Wellbeing group.

**Friday 15th**: Joanna Goddard from BRIM will be joining us to explore why cyber-crime has increased during the pandemic and what to do to protect yourself and your business. We also have Jim Davis, MD of Construction Finance at Bibby talking about the results of their survey on construction finance in the pandemic.
History of Legionella & Legionella within Hot and Cold Water Systems
Thursday 14 May 10am - 11am

Ed Morris, Technical Manager at Altecnic Ltd

The session will give an insight into the history of Legionella, Legionnaires Disease and managing the risk within water systems.

It will give you a better understanding of how the systems we use today can be managed to reduce or remove the risk of Legionellosis and associated bacteria.

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• If you want to join the WhatsApp group email us your mobile
Thank you

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