



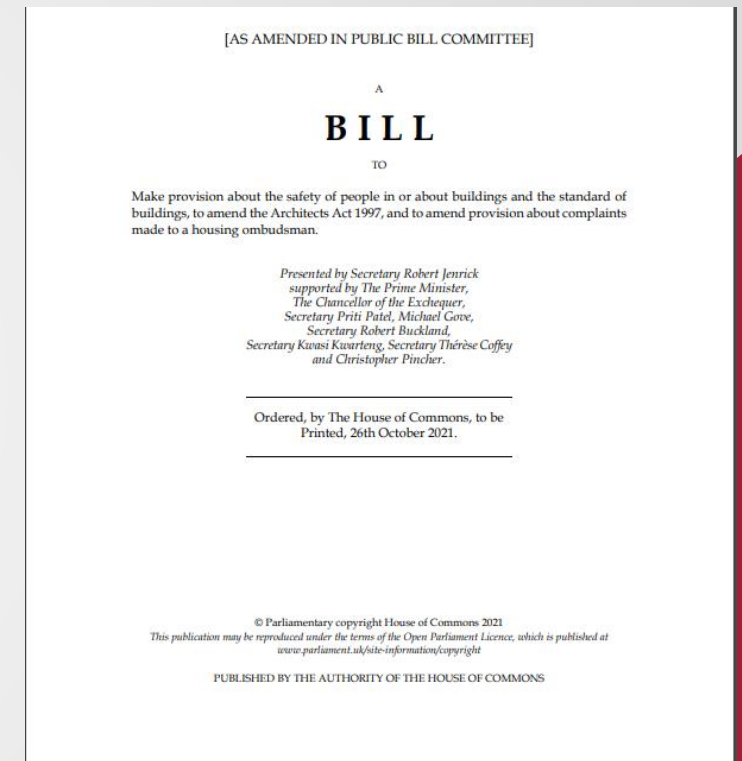
Shaping the New Building Safety Regulator

Peter Baker – Chief Inspector of Buildings



Building Safety Bill

- Implements recommendations of Dame Judith Hackitt's report following the Grenfell tragedy
- Introduced into Parliament in July 2021. Royal Assent is expected in Spring 2022
- Many new requirements could come in as early as April 2023. Build UK members need to prepare for changes to come.
- The Bill will introduce:
 - a new, more stringent, regulatory regime for England
 - a new Building Safety Regulator (BSR) established in HSE
 - a new construction products regime regulated by a new Construction Products Regulator



The Building Safety Regulator

- The BSR's three main functions will be to:
 - Lead the delivery of the new, more stringent **regulatory regime** for high-rise buildings in scope;
 - **Promote competence** for all buildings, including industry and professionals working on buildings, and building control bodies; and
 - Provide **oversight** for the safety and performance of all buildings.
- The BSR will operate proportionately and will be an evidence-led regulator.
- Aim to re-establish confidence in the system so that residents are safe – and feel safe – in their homes.



New Regulatory Regime – High-Rise Buildings

- Buildings at least 18 metres in height, or at least 7 storeys, which contain at least two residential units.
- There will be hard stop ‘Gateway’ points throughout Design and Construction, where the BSR will be the Building Control Authority.
- Sufficient evidence submitted to the BSR before it approves work to progress through gateways.
- An Accountable Person will be responsible for managing the safety of the building once occupied. They must demonstrate this to the BSR through a Safety Case.



A new, more stringent regime in Design and Construction

- HSE became the **Statutory Consultee** for Planning Gateway One in August 2021.
- Throughout Procurement, Design and Construction, the new regulatory regime will:
 - Establish a system (**'Gateways'**) to ensure compliance of building regulations at each stage;
 - Ensure that **dutyholders** are clearly identified and there is a clear line of **accountability**;
 - Mandate that anyone carrying out design or building work is **competent**;
 - Mandate for a **'golden thread'** of building information to be created, stored and updated throughout the building's entire lifecycle; and
 - **Establish mandatory reporting** to the new BSR of fire and structural safety occurrences which could cause a significant risk to life safety.



Competence of Industry

- We will promote competence among industry professionals **and** regulators to raise standards in design, construction and the management of buildings.
- Much of the new industry requirements will mirror the requirements of CDM and will apply to all building work, not just HRB work.
- HSE has recruited experts to an Interim Independent Competence Committee to advise on competency issues and actions to be taken by HSE and industry.
- DLUHC have published draft regulations which can provide more details on current thinking for how this will work.



Competence of Regulators

- The BSR is tasked with improving the competence of building control bodies – both local authority and private sector - through proportionate competency frameworks, Codes of Conduct and operational standards.
- Building Control will become a regulated profession, accountable to the BSR. This will include, creating registers for Building Control Approvers and Building Inspectors.
- The BSR Chief Inspector of Buildings will be the Head of Profession.



What can you do to prepare?

- Get ready for the new system by beginning to understand your and your members' role in the new system.
- Consider whether you have the right skills, knowledge, experience and behaviours required.
- Share experiences and good practice in building risk management.
- Understand draft regulations and fact sheets published on the Parliament website.
- Contribute to Consultations planned for 2022.



Keep up to date

HSE are producing an e-Bulletin which contains regular updates on all things BSR please visit HSE's webpages and search for building safety.

<https://www.hse.gov.uk/building-safety/index.htm>

