

Building Safety Regulator

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The BSR journey

We need a real step change in attitude, behaviour, culture and performance across the whole process of designing, constructing, maintaining, managing safety of and living in higher risk buildings

The new, more stringent, regulatory regime will build people's confidence in the building safety system

The regulator and new building safety regime for higher risk buildings will apply in England.



Building Safety Bill

The draft Bill sets up a Building Safety Regulator. Its three main functions will be:

1. Lead the delivery of the new, more stringent regulatory regime for buildings in scope
2. Promote competence for all buildings, including industry and professionals working on buildings, and building control bodies
3. Provide oversight for all buildings focused on using evidence to better manage risks.



Draft Building Safety Bill

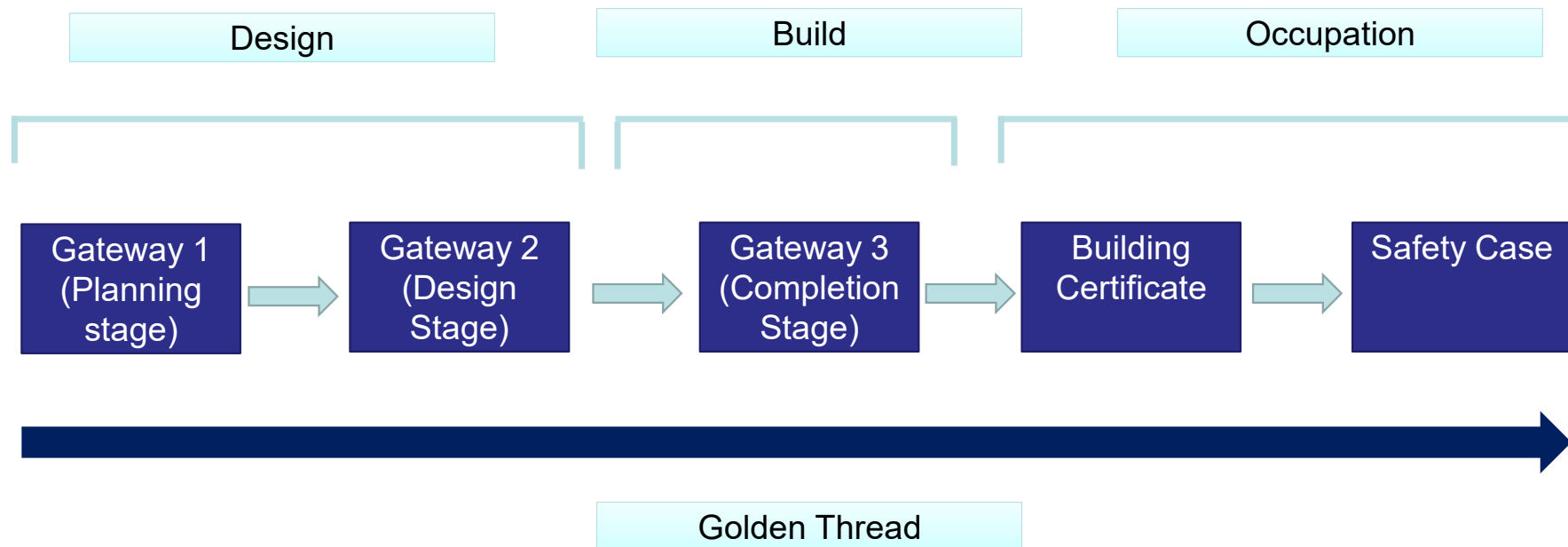
Presented to Parliament by the Secretary of State for
Housing, Communities and Local Government by Command
of Her Majesty July 2020

Work with Co-regulators



- Key decisions around BSR matters will be for the BSR working through a multi-disciplinary team including local regulators
- Significant overlapping legislation to be worked through (including FSO, housing legislation, environmental health and possibly HSWA)
- The BSR will be the sole building control body for buildings in scope of the regime

Gateway approach - overview of the stages



What are the safety case clauses?



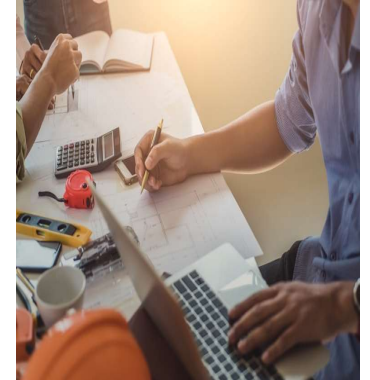
What is proposed?

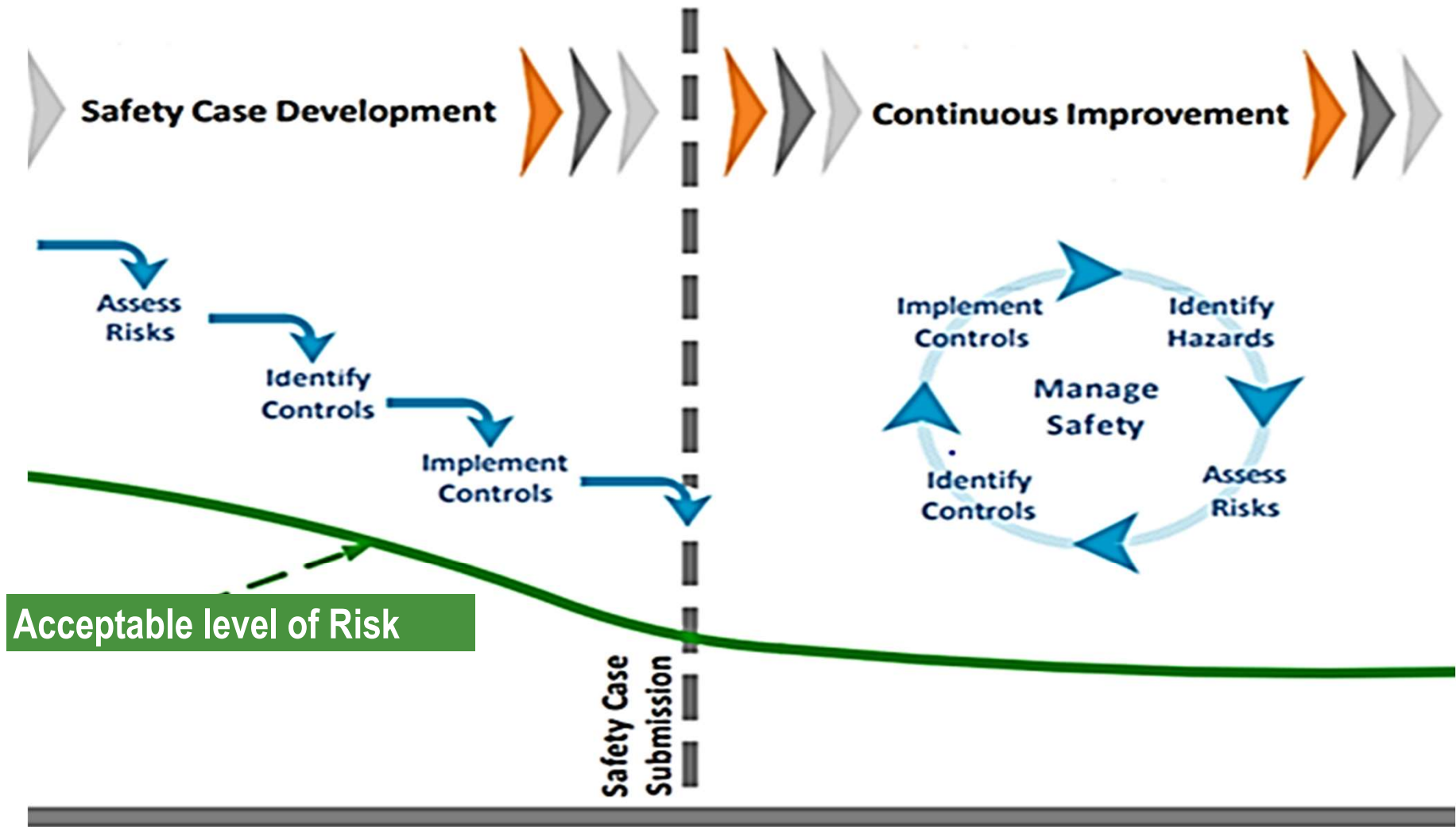


- Every building identified as higher-risk will need a safety case
- “Higher-risk” has been defined as a residential building over 6 storeys or 18 metres
- The owner or owners of a higher-risk building must demonstrate that it is built safely and is safe for people to occupy
- The Safety Case will be in place for the entire life of the building, and will be dynamic; ie. if any changes are made to the building, the safety case must be updated to reflect how the building remains safe for occupation.

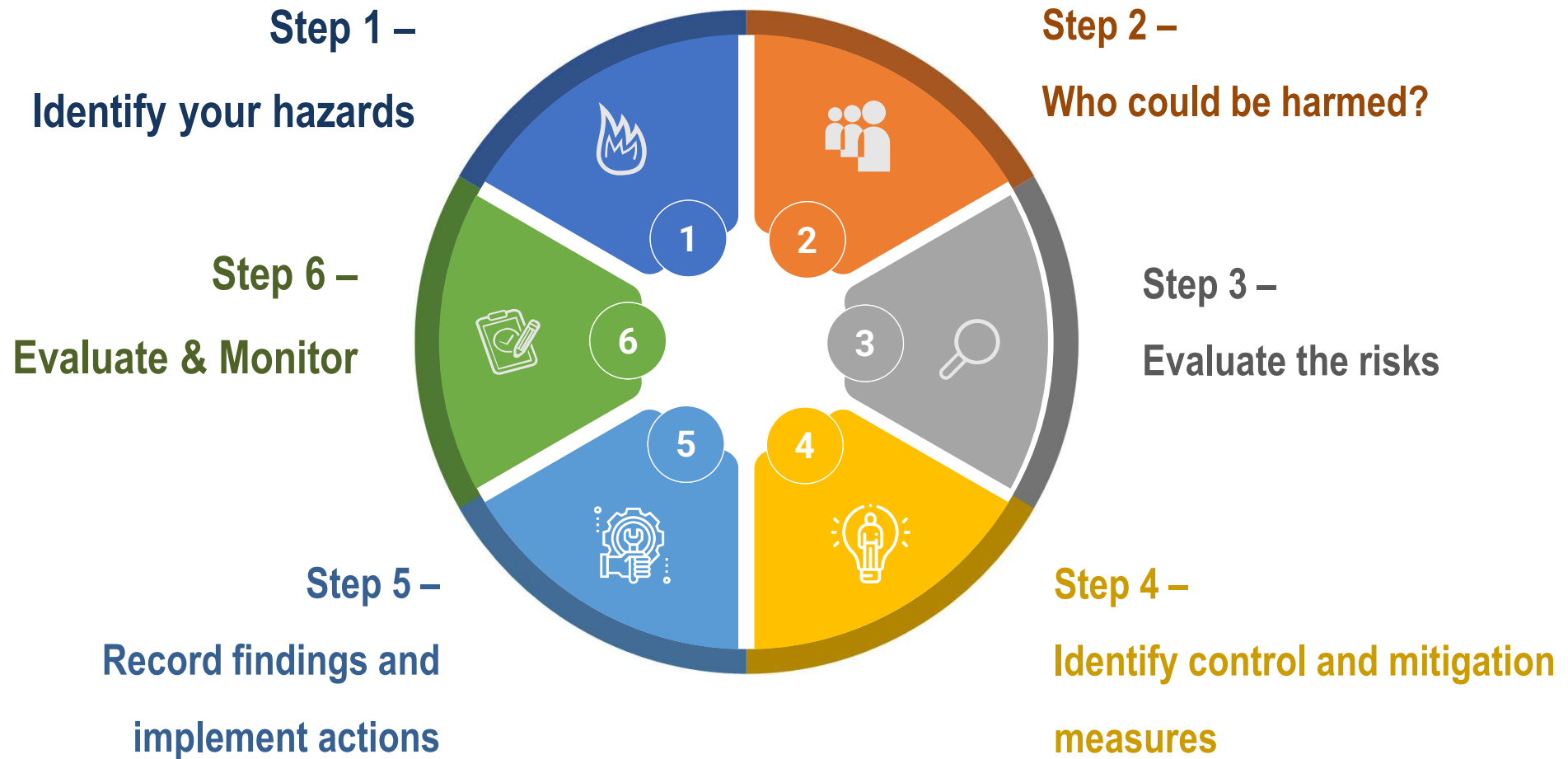
Safety Case Overview

- A safety case is all the information used to manage the safety of a building
- A safety case report is the story of how and why the building is safe, and will remain safe long-term.
- A safety case identifies the major fire and structural hazards associated with the building, and explains, with evidence, what controls have been put in place to mitigate the risks as far as possible





Risk Assessment process



What can be done now?



- Although the Building Safety Bill has yet to come into law, you can still start thinking about how you will be able to meet the requirements
- What scenarios and circumstances could cause a major accident – are there necessary controls in place to stop that happening?
- Assess current controls – do they need changing? Do further measures need introducing?
- How and who will be involved to make sure all the required information to put together the safety case report?

Questions

