

Building Safety Regulator

Tim Galloway Deputy Director Building Safety Programme Building Safety Regulator (BSR)

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The BSR journey – The BSR in HSE



- Developing a detailed transition plan to create a new regulator
- Established the new Building Safety & Construction Division (BSCD)
- Migrating existing building safety functions
- Devise statutory guidance, operational guidance and guidance for duty holders
- Supporting MHCLG's legislative programme
- Engagement strategy with key stakeholders and residents.

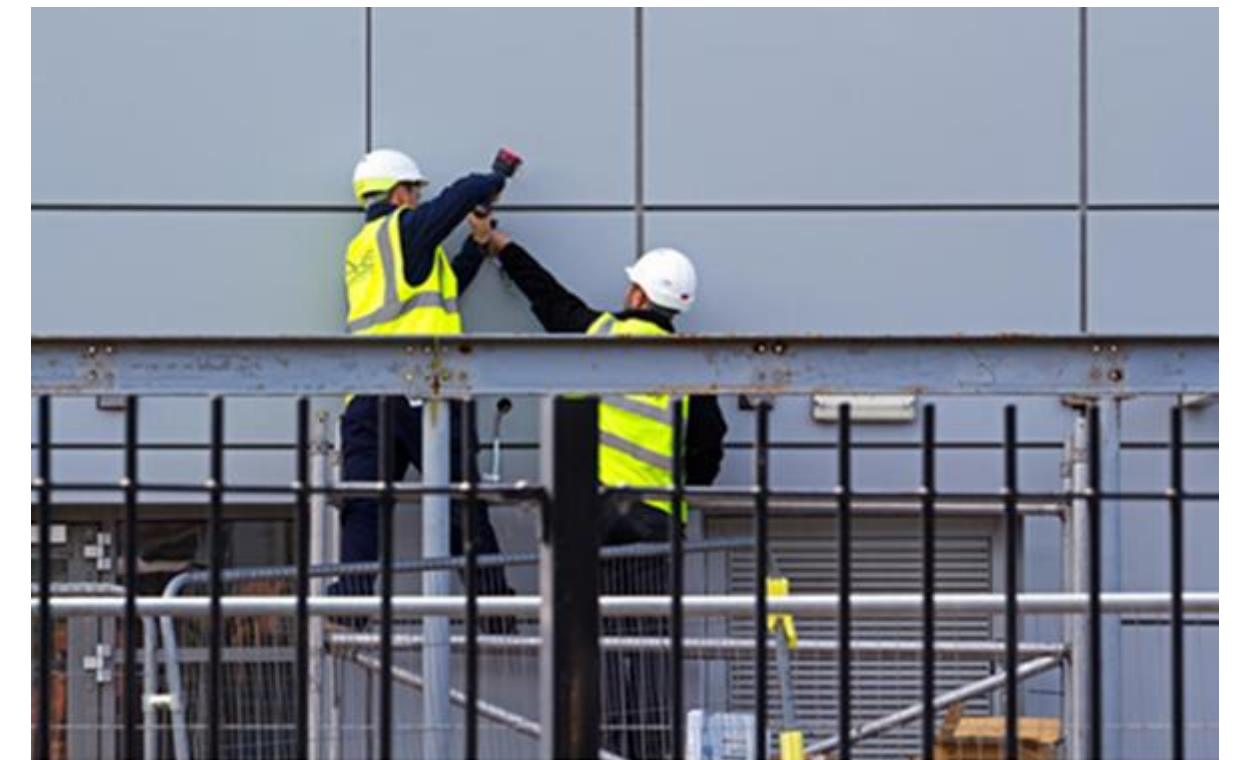
The BSR Journey



- A change of this scale requires not only new legislation but also a significant culture change in industry and increased levels of competence for all those working within the sector
- The new building safety system will cover the performance of all buildings as well as the management of fire and structural safety risks in new and existing buildings in scope
- The Fire Safety Bill has now received Royal Assent and the Building Safety Bill is expected to enter Parliament soon.

BSR Intentions

- To set up a robust, proportionate, evidence-led regulator that is fit for purpose and places people at its heart
- Oversee the safety and performance of all buildings
- Provide independent, risk-based assurance of the design, construction and occupation of higher risk buildings
- Re-establish confidence in the system so that residents **are safe**
- **and feel safe** - in their homes.



Certification



- We will engage with residents to re-establish trust and integrity to give them a voice
- We need to restore trust in the safety of buildings among residents and the wider public, certification is an intrinsic part of this
- Existing buildings will require certification as do new builds
- Resident engagement strategy: Under the new regime, residents are entitled to receive core information about the protections in place
- Residents will have the ability to contact directly the BSR if they are not being heard.

Safety Cases



- **Safety Case:** the full body of evidence, comprising a comprehensive and structured set of documents. It will often include evidence from test results, detailed safety analysis reports etc
- **Safety Case Report:** a summary of the key components derived from the full body of evidence, with appropriate references to supporting evidence documentation, which makes the claim of and argument for safety.

Accountable Person (AP) BSR

- Every HRB will have an Accountable Person (AP)
- BSR recognises that APs are likely to come from very varied backgrounds
- HSE applies the following principles in regulation: -
 - Proportionality
 - Targeting
 - Consistency
- These are set-out in our Enforcement Policy statement
- BSR will apply the same principles.



Explanation of an Accountable Person (AP)

- In most cases the AP will be the freeholder, head lessee or a management company
- The AP will be legally responsible for ensuring they understand fire and structural risks in their buildings
- Take appropriate steps and actions to mitigate and manage fire and structural risks that could lead to a major incident
- The AP will appoint a competent Building Safety manager
- The AP will ultimately responsible for assessing and managing fire and structural safety risks.



Where we are up to



- The Chief Inspector of Buildings has been appointed
- We are creating a comprehensive strategy for the new regime
- We will soon be setting out some principles of safety cases for buildings
- Resident engagement and competency panels are at the interim stage
- Gateway One is about to start with HSE as statutory Consultee.

Questions

