



Building Safety Regulator



BSR aims

- A robust, proportionate, evidence-led regulatory regime that is fit for purpose and places residents at its heart
- Provide independent, risk-based assurance of the design, construction and occupation of higher risk buildings
- Promote competence across the industry and regulators, including building control, to raise standards in design, construction and the management of buildings
- Re-establish confidence in the system so that residents are safe – and feel safe – in their homes



Building Safety Bill

The 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 building control bodies
- 3.** Provide oversight for all buildings focused on using evidence to better manage risks

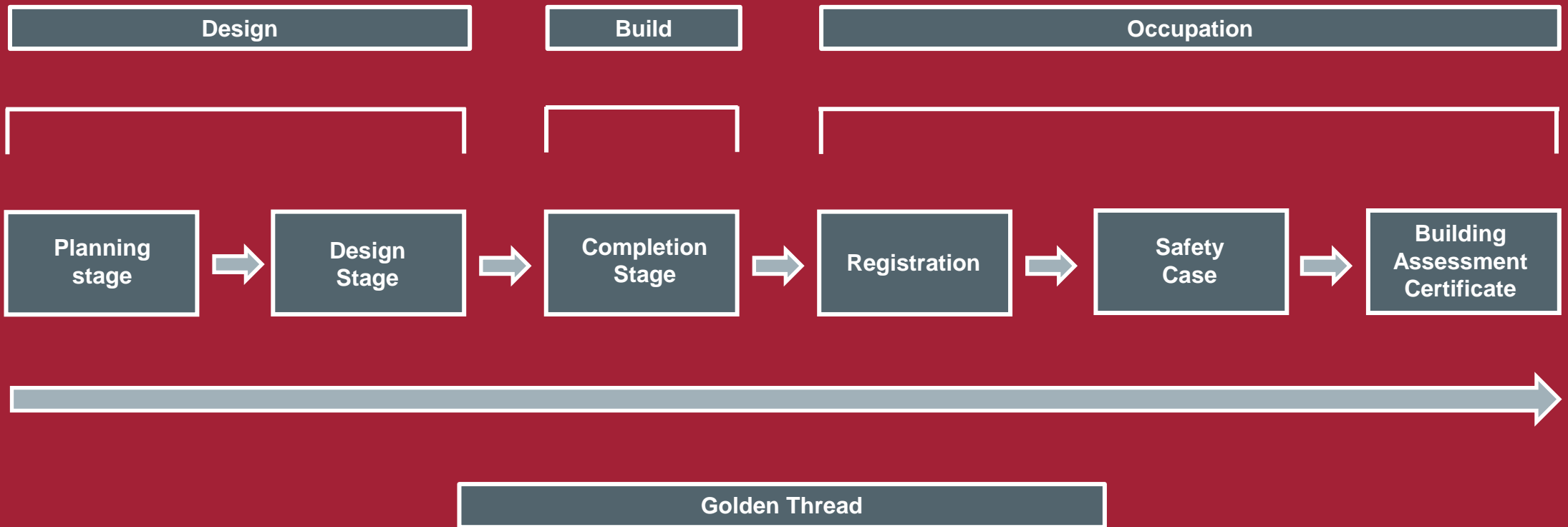


Oversight

- Duty to keep safety and standard of buildings under review
- Applies to buildings across the whole built environment
- Broad horizon scanning role
- Oversight of the performance of Building Control Bodies
- DLUHC will retain policy responsibility for the Building Safety Legislation



New Regulatory Regime – High-rise Buildings



Design and construction of in scope buildings

- Duty holder makes building regulations application to BSR as the building control body
- BSR approves (or rejects) design before work is permitted to commence
- BSR will engage with other regulators to make this decision by forming a Multi-Disciplinary Team (MDTs)
- FRS will be part of all MDTs:
 - Consider fire matters with a view to compliance with FSO
 - Fire precautions and mitigation proposals must each work and work together



Competence

- We will promote competence among industry professionals and regulators to raise standards in design, construction and the management of buildings
- Competence includes the competence of regulators, such as Building Control
- We are working with organisations, including the BSI, to design the competence framework
- We have recruited an interim independent competence committee.



Explanation of an accountable person

- 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 these fire and structural risks on an ongoing basis



Safety Cases

- The new laws propose that people who manage or are responsible for high-rise residential buildings will:
 - have to take all reasonable steps to make sure their buildings are safe
 - put together a safety case
 - produce a safety case report.
- The safety case approach will help you to implement measures that are proportionate and effective and ensure that people in and around your high-rise residential building are safe



Safety Cases

To meet these new requirements you will need to demonstrate:

- how you are keeping your building safe
- why you believe the measures you have in place to prevent and limit the consequences of a major accident in your building are sufficient and effective, and
- that you have a robust approach to the ongoing management of the building to make sure those measures remain effective.

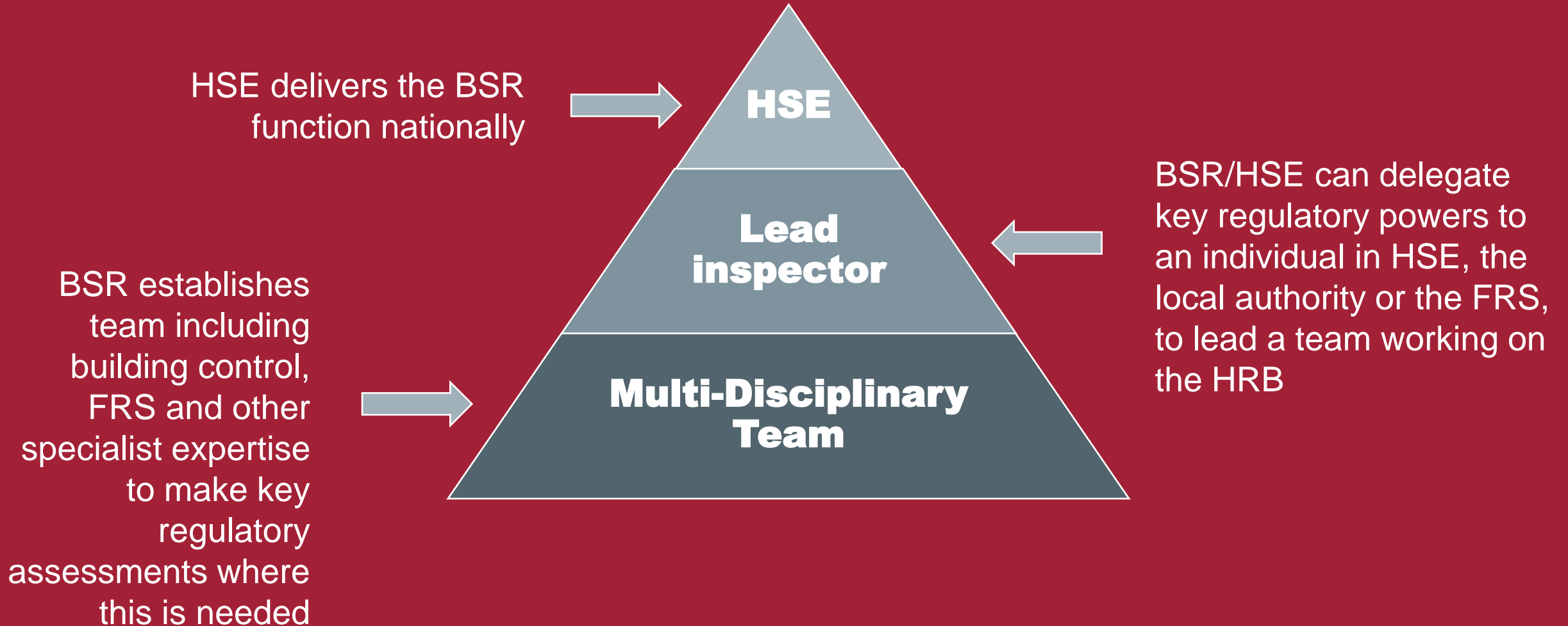
This requires you to think about your building holistically - to think of it as a system



Multi-Disciplinary Teams – functions

- Review documentation about a building
- Draw on their knowledge of fire and structural hazard and assess against relevant standards
- Contribute their opinion into the MDT (compliant or non-compliant)
- State how far short of the standard they are. Might these shortcomings result in fire spread or structural collapse?
- Produce a report with their opinion and supporting evidence
- Attend meetings to discuss their findings and participate in decisions
- Inspect buildings as required
- Take enforcement action to address matters identified during MDT work

Multi-Disciplinary Teams– arrangements



Working together: Co-regulators

- We want to work closely with our co-regulators, drawing on everyone's experience and expertise
- Ultimate responsibility lies with HSE, but significant regulatory decisions will be supported by LAs through multi-disciplinary teams.
- Local authorities will continue to have a role enforcing the housing act as it applies to in-scope buildings.



Resident engagement

- HSE is taking a sensible, proportionate, targeted and multi-layered approach to better understand and meet the diverse needs of the complex resident community in higher-risk buildings (HRBs)
- HSE is establishing mechanisms to listen to and engage with HRB residents, ahead of legislation
- Interim Residents Panel - a larger Residents Research Subgroup and supported by on-going research and information gathering



Resident engagement

- HSE formed a Resident Engagement Group in April 2021
- It comprises residents (private and social) and others with a wealth of experience and expertise of working with and engaging residents
- The regulator will put residents at the centre of the new regime and enable the BSR to:
 1. Deliver its resident-related functions (e.g., complaints, residents' panel)
 2. Ensure duty holders comply with their responsibilities to engage with residents on building safety



What's next?

- Other Regulators will be involved:
 - in determining core competences required
 - establishing benchmarks for building safety assessments
- Continuing operational design trials
- Legislation



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.

[Sign up to get the latest news and alerts on the building safety reforms](#)

