



Building Safety Regulator

Beth McDade– Policy Advisor- Resident Engagement



Building Safety Act

The Act 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

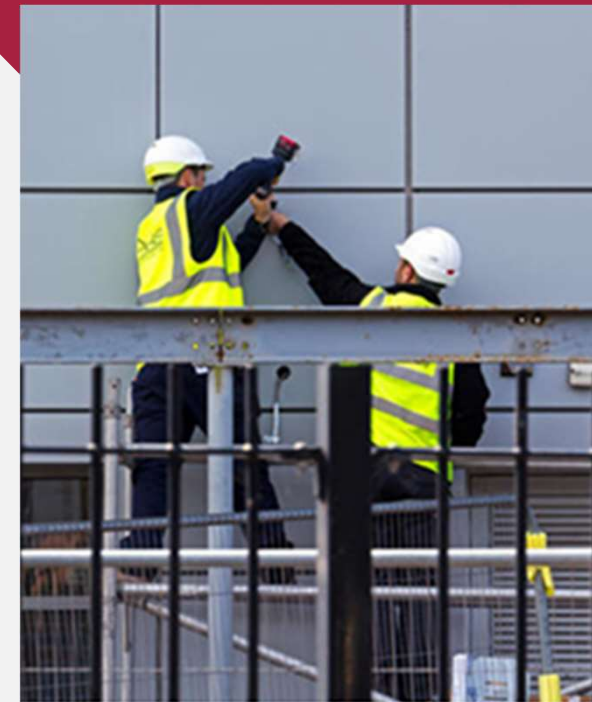


Building Safety Act
2022

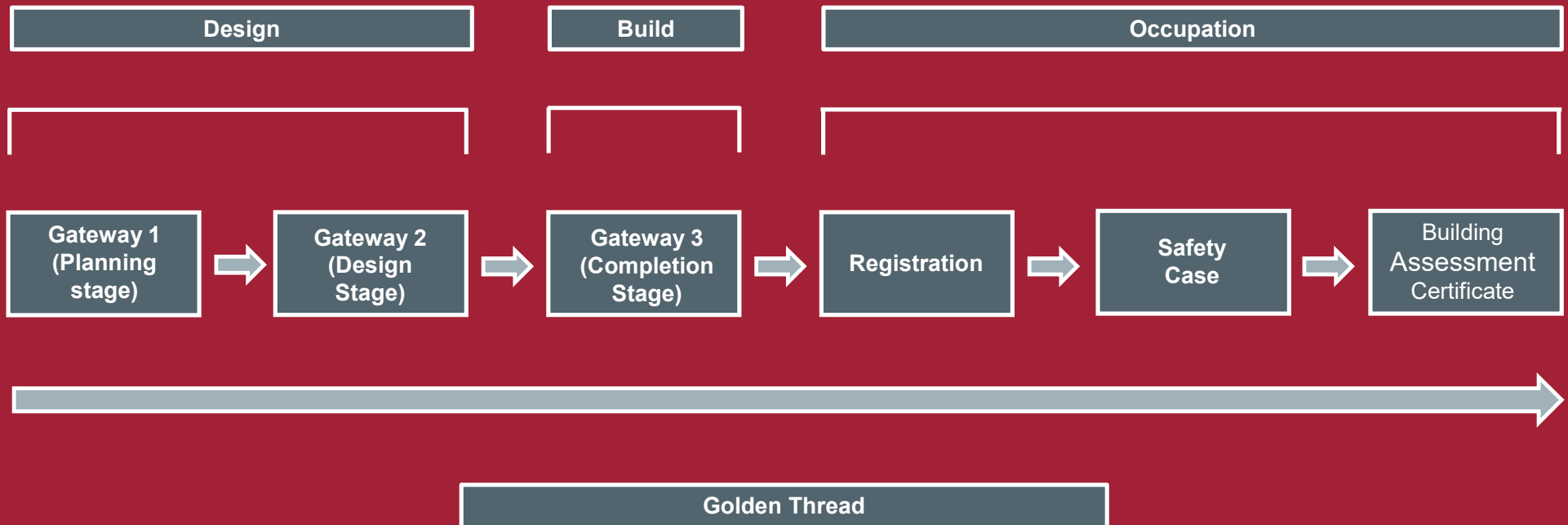
CHAPTER 30

Aims of the Regulator

- 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



New Regulatory Regime – High-rise Buildings



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



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.



In-Occupation. The accountable person.

- In most cases the PAP will be the freeholder, head lessee or a management company
- The PAP/AP will be legally responsible for ensuring they understand fire and structural risks in their buildings
- Must 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



Assessment

- BSR will initially assess all 12,500 buildings over 5 years, beginning April 2024
- BSR will put all buildings into groups, or ‘tranches,’ for their first assessment.
- These tranches or groupings will be based on a combination of two factors: the height of the building and the number of residential units.
- Prioritisation criteria are currently being developed.
- Following the initial assessments, BSR will reassess Accountable Persons’ management of building safety risks at least every five years.

		Number of dwellings						
		141+	74-140	54-73	49-53	26-48	11-25	2-10
Height of building (in metres)	50+ m	1	1	1	1	1	1	5
	30-49 m	1	2	2	3	3	3	5
	18-29 m	1	2	3	3	4	5	5

Resident Engagement.

- HSE has previous experience of resident engagement in relation to its work in regulating construction work, gas safety, asbestos and legionella.
- To prepare for its work as the Building Safety Regulator, HSE is taking a multi-layered approach to developing its resident engagement.
- This work will ensure that residents play a part and are brought on the journey of change.
- HSE has been working closely with partners across Government and industry stakeholders to build insight and develop its approach to residents' engagement.



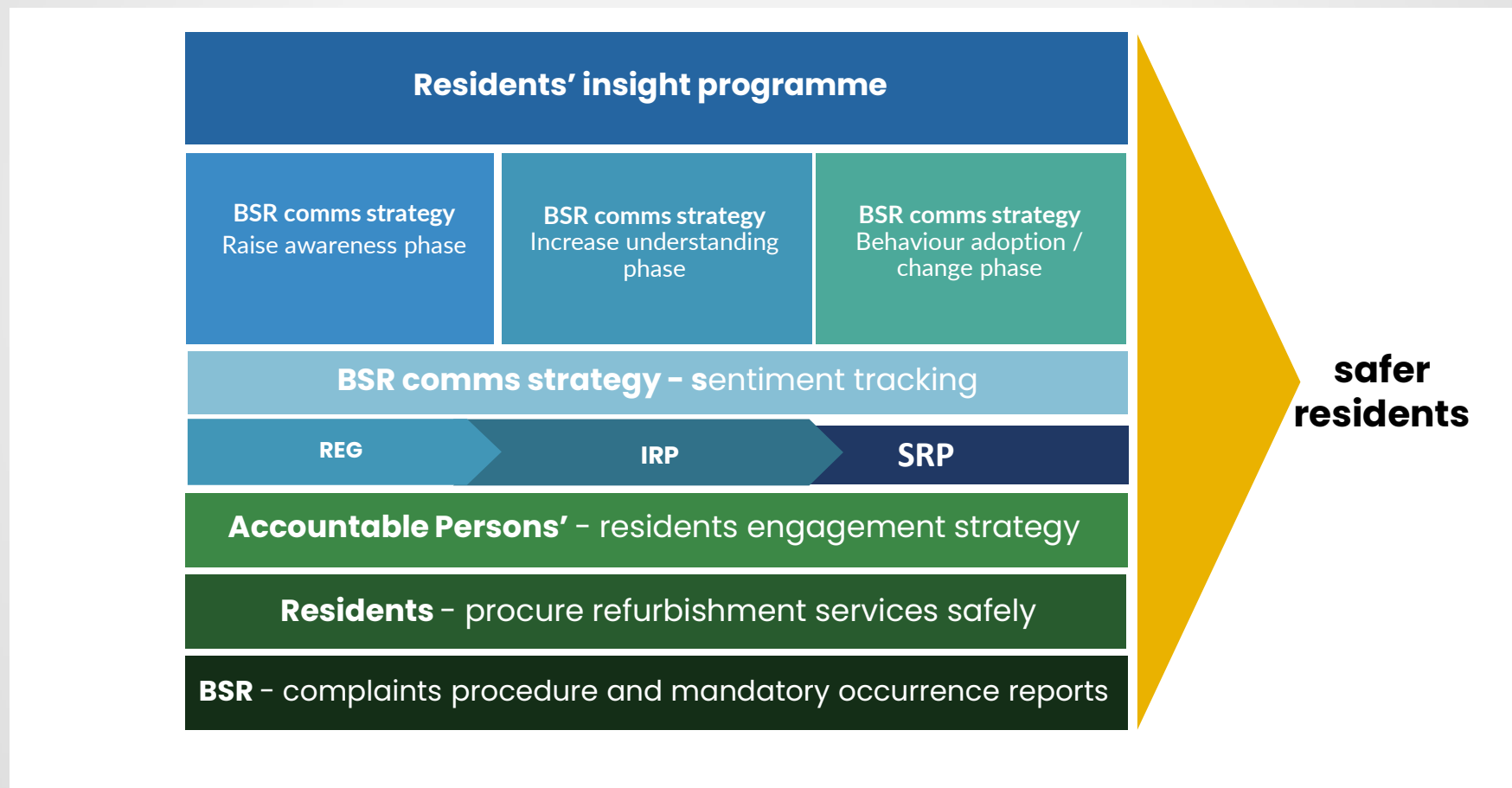
Resident engagement

- 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



Approach to resident engagement



Multi-layered approach

Brought key stakeholders together in a Resident Engagement Group to test key products and inform design of an Interim Residents' Panel;

Establishing an Interim Residents' Panel, consisting of 10-15 people in December 2021;

Forming a Resident Research Group in summer 2022;

Constituting the Statutory Residents' Panel required by the Building Safety Bill in late 2022



Resident engagement

- **Statutory Residents' Panel** – BSR will establish a Residents' Panel to advise on its higher-risk building (HRB) functions; and consult the panel, when issuing or revising any regulations or guidance
- **HRB registration/certification process** - this will include the Accountable Persons' resident's engagement strategy. Further work is underway, but will involve talking to residents about the strategy, what they understand from it and how it works for them



Resident engagement

- **Refurbishment work in HRBs** – the BSR will need to decide how the requirements of the Building regulations and HRB safety case interact, to ensure residents are able to procure refurbishment services for their homes, without adversely affecting the safety of the building
- **BSR Complaints Procedure and mandatory occurrence reports** – the BSR will set up a procedure that enables residents to report their concerns to the regulator, either in cases, where the Accountable Person has not been able to resolve the matter, or where the issue is of immediate concern

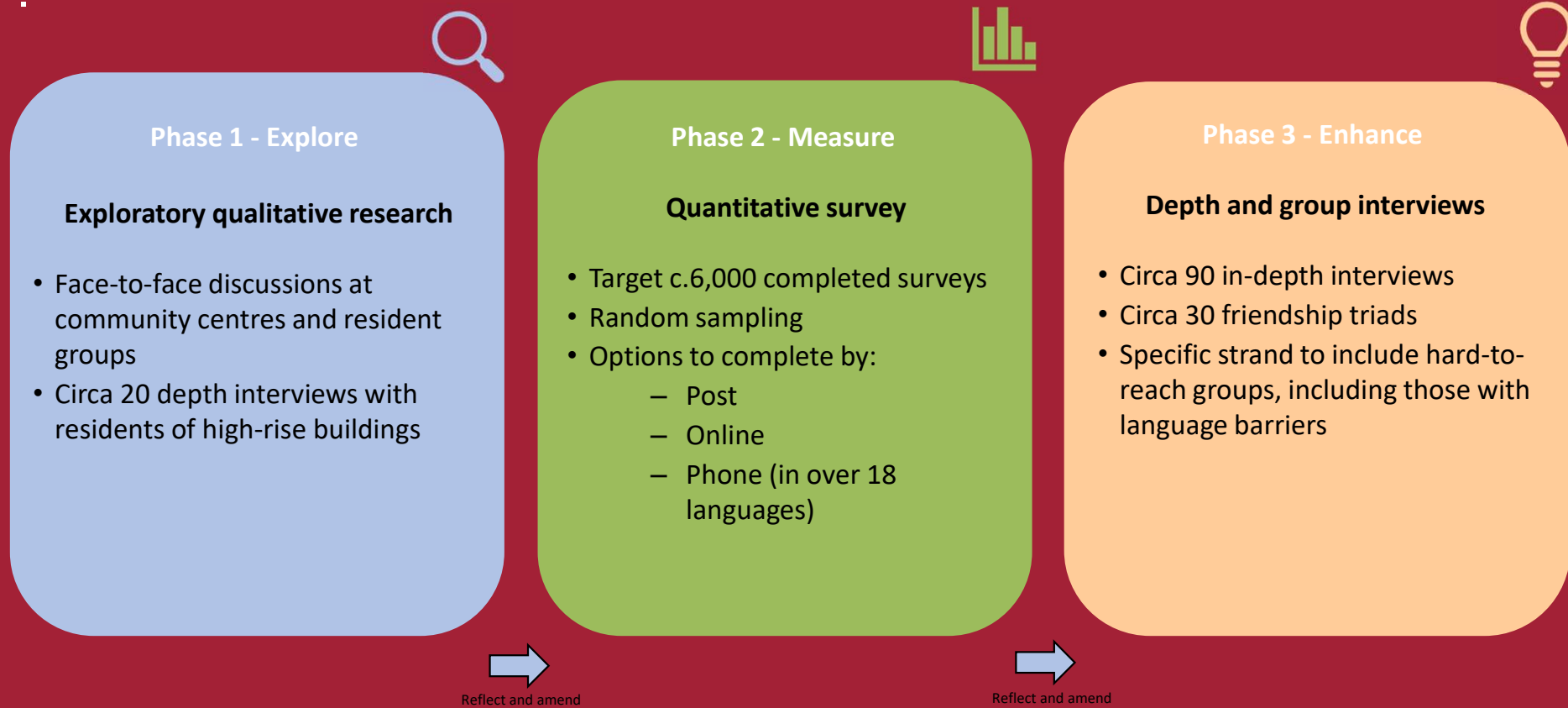


Resident engagement

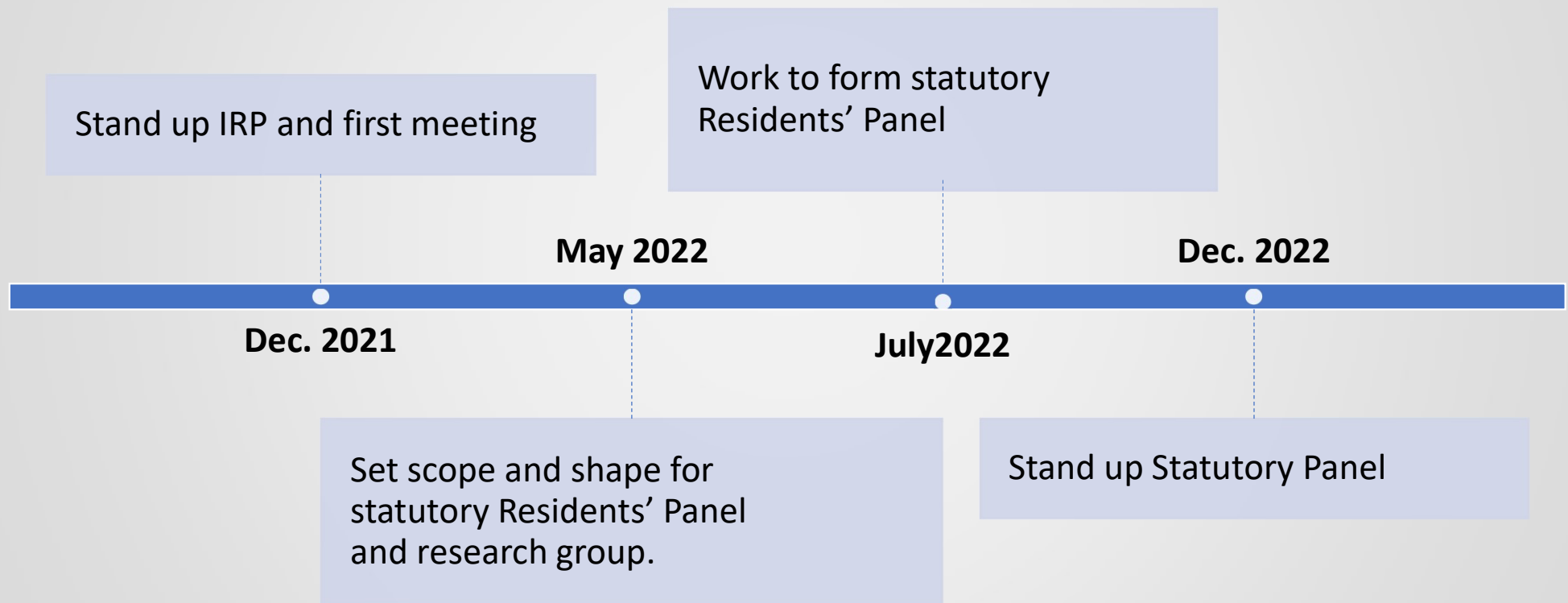
- **Insight** - BSR has a residents insight programme that is building understanding of demographics, current building issues, safety concerns, barriers to engagement and communication habits
- **Communication** - BSR is delivering residents' communication through a combination of PR and media use, partnerships with resident influencers and direct contact



Insight research



Residents' Engagement - Forward Look



What's next?

- Founding legislation –
 - Designates HSE as the regulator
 - Fees and charges
 - Clauses that define building safety risks, High Rise Buildings etc i.e. the scope
 - Aspects of the Bill that enable regulations to be made



What's next?

- Two months after Royal Assent
 - BSR's objectives and regulatory principles – i.e. the safety of people in and around buildings and improving the standard of buildings and proportionality
 - The requirement for a Strategic plan for the Regulator – showing how we intend to move forward.



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](#)

