



Building Safety Regulator

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Building a Safer Future

Independent Review of Building
Regulations and Fire Safety:
Final Report

May 2018
Dame Judith Hackitt CBE FRSA

CS 9607



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

BSR objectives

- The Building Safety Regulator will ensure buildings are safe so tragedies like that at Grenfell Tower do not happen again
- 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.



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



- 20th July 2020 - Draft Building Safety Bill published <https://www.gov.uk/government/publications/draft-building-safety-bill>
- Pre-legislative scrutiny of the draft Building Safety Bill <https://committees.parliament.uk/work/361/prelegislative-scrutiny-of-the-building-safety-bill/>

Fire Safety

- The Fire Safety Bill <https://services.parliament.uk/bills/2019-21/firesafety.html>

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

Why HSE?

- The BSR will draw on HSE's 45 years of experience and track record of proportionate, evidence-based regulation, achieving safety outcomes.
- As the BSR we will continue to place people's safety at the heart of everything we do, delivering functions in a proportionate and independent way, based on experience, science and evidence.
- Underpinning this is the principle that it is the responsibility of those that create the risk to manage and control it. It is our role to provide independent, risk-based assurance that people are being protected.



Chief Inspector of Buildings

- Peter Baker (Director of HSE BSCD) appointed to role of Chief Inspector of Buildings
- Lead the BSR
- Lead improvement of competence
- Lead the Building Control Profession



The BSR journey – Partnership

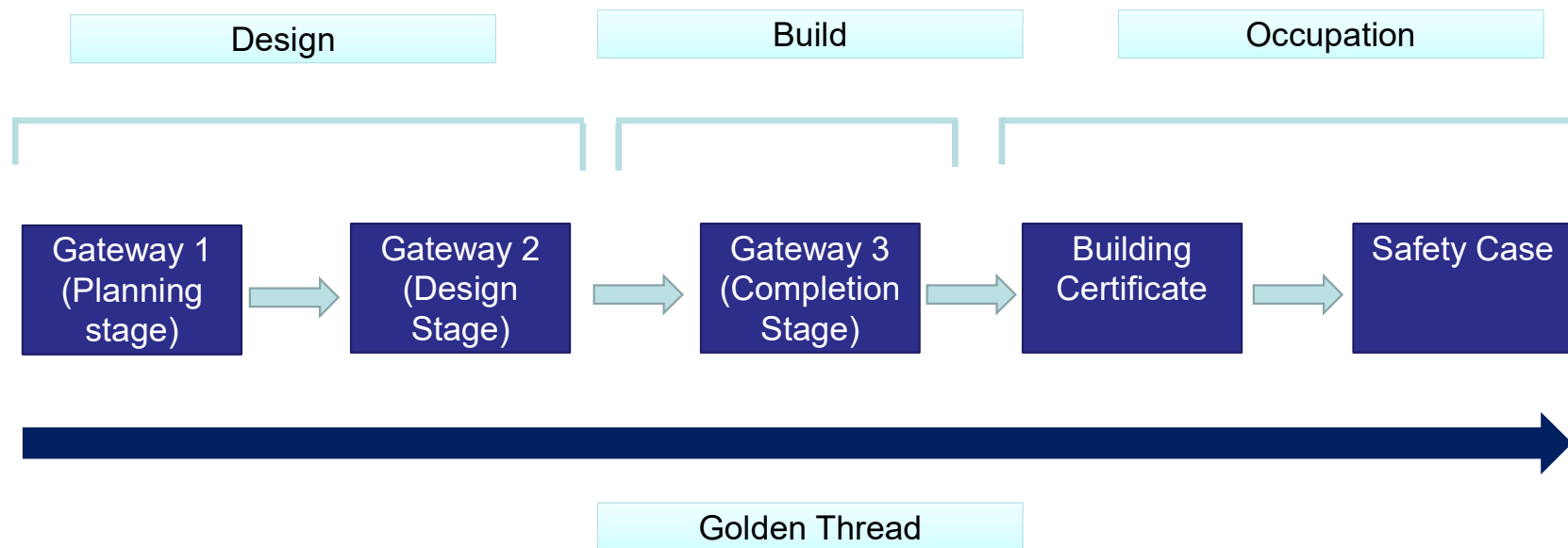
Joint Regulators' Group formed including senior representatives from:

- Local Government Association
- Local Authority Building Control
- National Fire Chiefs Council

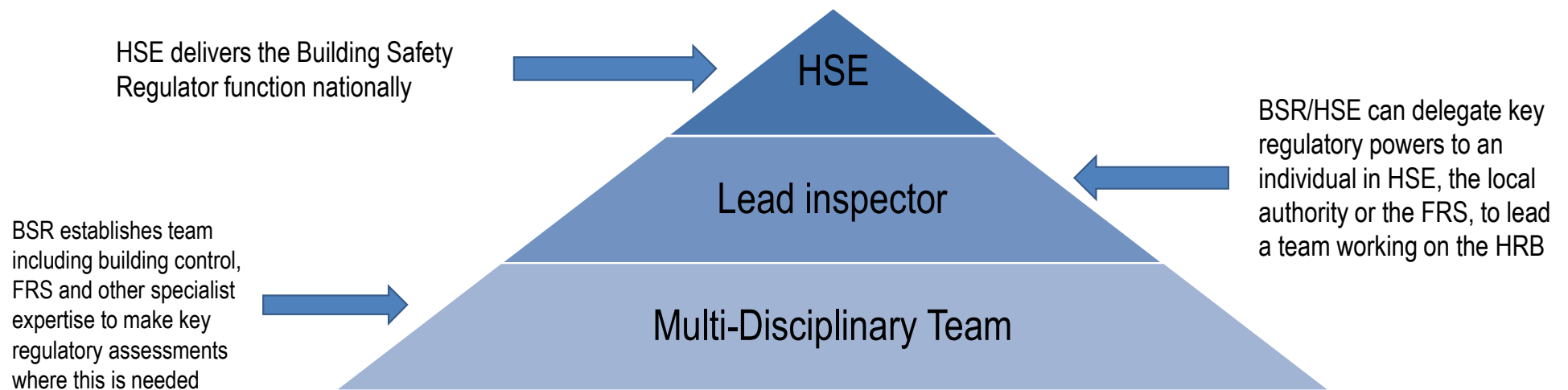


Early Adopters from housing providers and contractors

HRBs: Gateway approach - overview of the stages



Delivery of the new HRB regulatory regime



What can you do to prepare?



Existing buildings

- Think now about your fire and structural risks and how to manage them
- Are those working in safety critical roles competent, do they have the right skills, knowledge, experience and behaviours required?
- Collect the information you need to demonstrate your approach to the management and control of risk
- Consider performance measures so you know how you're doing
- Review your resident engagement strategy

What can you do to prepare?

Buildings under construction or refurbishment

- Consider the lifecycle of a building as a system and for its intended use
- How can CDM principles help ensure a safe building?
- Understand your worker and supply chain competence
- Do they have the right behaviour, knowledge, skills and experience?
- Look at managing risks holistically – **build safe buildings safely**



Questions

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

