



Building a Safer Future: Proposals for reform of the building safety regulatory system

A consultation

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Summary

It is a time of unprecedented change in our sector.

Dame Judith Hackitt undertook the most far reaching review of building safety legislation covering safety of buildings from planning through operation in a working lifetime. Government is committed to take forward her recommendations.

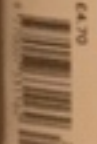
Dame Judith's report is leading to radical change, and this consultation shows how far reaching those changes are likely to be.



Building

GRENFELL TWO YEARS ON

WHAT REALLY HAS CHANGED?



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CLADDING COSTS

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Proposals to strengthen system and assure building safety

Main themes of Dame Judith's Review were:

- The need for greater definition and clarity over competence and control over who works on higher risk buildings
- The need for a more effective regulatory and accountability framework
- The need for greater clarity over regulations, standards and guidance
- Putting residents at the heart of building safety
- Driving Cultural Change and creating a more responsible building industry



Headlines

Government proposals to reform the building safety system

Develop on December 2018 Government Implementation Plan in response to Building a Safer Future;

Go **beyond** “Dame Judith’s recommendations”

Cover how we build, who builds, what with, and who regulates all those processes, people and products

Issued - 6 June 2019

Closes – 31 July 2019

Many proposals require primary legislation



So what might be changing?

Practical  completion

Safe to Occupy

The new approach

A requirement for competent people throughout the process

Responsibility to deliver safe, compliant buildings that are fit for occupation and are kept fit for occupation throughout the life of the building

A focus on the safety and performance of the building through its life

Much greater attention to what goes into the building



The Consultation

Chapter 1 – sets out **progress** to date

Chapter 2 – discusses the **buildings in scope** of the proposals

Chapter 3 – describes proposals for **reform of how we design, build and operate buildings, for competence of those who design, build and operate, for the Golden Thread**

Chapter 4 – describes how **residents** will be empowered

Chapter 5 – sets proposals to ensure **robust oversight** of building safety, including regulations, standards and products

Chapter 6 – sets proposals to improve **compliance** and strengthen **enforcement** with regulations



Implications

There will be new Gateways with hard gates
Occupation a criminal offence without a Building
Safety Certificate

The Golden Thread of information about the building
enabled by digital models and information exchange
A safety case regime through life for ALL buildings in
scope – not just new ones!

Not just building safe, but staying safe

A need for tools, knowledge and guidance to support
the new regime



Wider Implications

A new regulatory body to oversee regulations, guidance and competence (subsuming BRAC)

A new Product Safety regime, probably under the Office for Product Safety

Major changes to the Approved Documents to clarify them and to encourage systems thinking



The Challenge

In the short term all those within the sector whose activities are potentially addressed by the consultation need to engage and form a view.

This is the biggest consultation exercise of our working lives – we must crawl over it as much as we can. We'll live with the consequences for the rest of our working lives!

And so will our society.....





6th July 1988

Dame Judith's legacy

Business as usual is not an option

Radical change is expected

There is no alternative



Thank you for listening

Any Questions?

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