



Shaping the new Building Safety Regulator

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Building Safety Bill

Establishes the 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



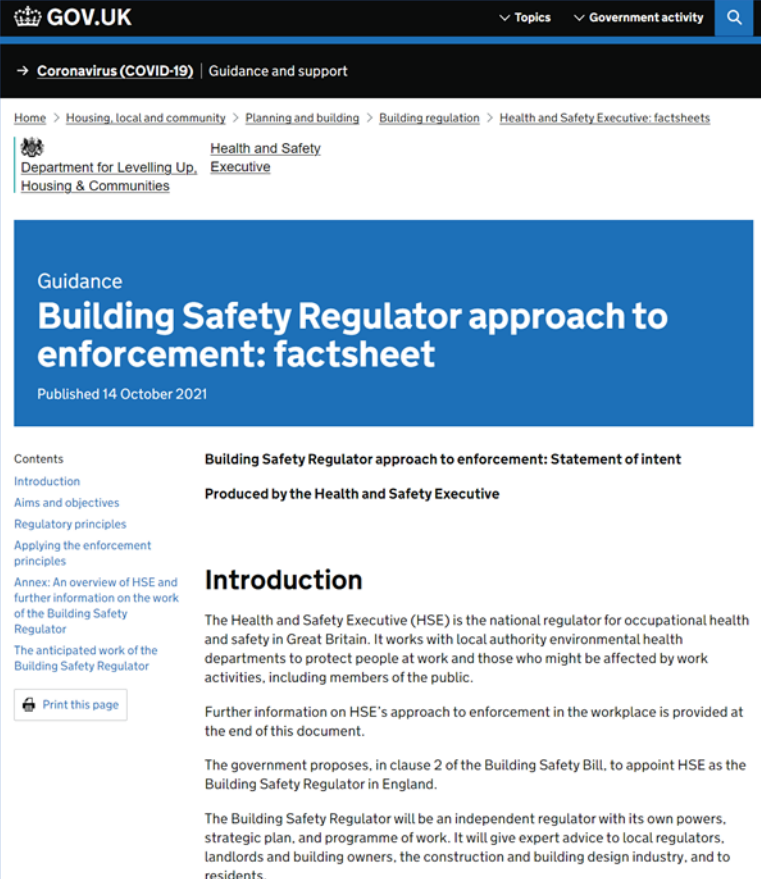
BSR aims

- 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



Regulatory principles

- **Proportionality** in how the BSR applies the law and secures compliance
- **Targeting** of enforcement action
- **Consistency** of enforcement approach
- **Transparency** about how the BSR operates and what stakeholders can expect
- **Accountability** for its actions
- Enforcement principles and factsheets:
<https://www.gov.uk/government/publications/health-and-safety-executive-factsheets>



The screenshot shows the GOV.UK website interface. At the top, there is a navigation bar with 'GOV.UK' on the left and 'Topics' and 'Government activity' on the right. Below this is a breadcrumb trail: 'Coronavirus (COVID-19) | Guidance and support'. The main content area features a blue header with the title 'Guidance Building Safety Regulator approach to enforcement: factsheet' and a sub-header 'Published 14 October 2021'. To the left of the main text is a 'Contents' sidebar with links to 'Introduction', 'Aims and objectives', 'Regulatory principles', 'Applying the enforcement principles', 'Annex: An overview of HSE and further information on the work of the Building Safety Regulator', and 'The anticipated work of the Building Safety Regulator'. The main text area includes a 'Print this page' button and the following text: 'Building Safety Regulator approach to enforcement: Statement of intent', 'Produced by the Health and Safety Executive', 'Introduction', 'The Health and Safety Executive (HSE) is the national regulator for occupational health and safety in Great Britain. It works with local authority environmental health departments to protect people at work and those who might be affected by work activities, including members of the public.', 'Further information on HSE's approach to enforcement in the workplace is provided at the end of this document.', 'The government proposes, in clause 2 of the Building Safety Bill, to appoint HSE as the Building Safety Regulator in England.', and 'The Building Safety Regulator will be an independent regulator with its own powers, strategic plan, and programme of work. It will give expert advice to local regulators, landlords and building owners, the construction and building design industry, and to residents.'

The Accountable Person

- In most cases: the freeholder, head lessee or a management company
- 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
- Appoint a competent Building Safety manager approved under a system agreed by the BSR



Building Safety Manager

- Support in the planning, management and monitoring of the various tasks necessary to ensure that Accountable Persons' duties are complied with
- Individual: Someone who has the skills, knowledge, experience and behaviours necessary to deliver the role
- Organisation: Must have the organisational capability to deliver the role.
- A nominated individual must be identified



The safety case clauses



Building assessment certificate

- Duty holders to apply for a building assessment certificate
- BSR will make an assessment of building safety in respect of fire spread and structural collapse
- Other regulators will be involved in the process through Multi Disciplinary Teams
- HSE's will bring its experience from other industries to the process



Safety Cases

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
- that you have a robust approach to the ongoing management of the building to make sure those measures remain effective
- Think about your building holistically - to think of it as a system
- Safety case principles:
<https://www.hse.gov.uk/building-safety/index.htm>



Safety case principles for high-rise residential buildings
Building safety reform – Early key messages

Competence

- The BSR 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



What can you do to prepare?

- 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



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.

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

