Building safety Act: skillshare event with the IWFM South West Region

Thursday 16 May 2024

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SOUTH WEST REGION

Sponsored by: Churchill Environmental

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Introduction to today’s event

- Health & Safety
- Fire Evacuation Procedure
- Toilets
- Mobile Phones

Agenda for the morning

Today's Event

8.30am - Arrival, breakfast and networking
9.00am - Welcome and introduction, Mark Bullard
9.15am - Overview of the Building Safety Act, Paul Chapple
10.00am - Break and networking
10.30am - Update on changes to building control, Paul Armstrong
11.15am - Project example of the Building Safety Act, Mike Smith
12.00am - Closing comments, Mark Bullard
12.15pm - Finish

[About us]

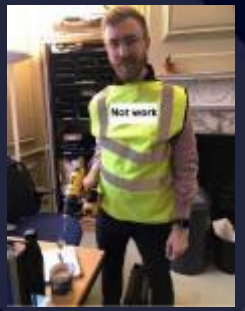
About [your region or special interest group]

- Your Committee
  - *How we can be contacted*
  - *Recruiting volunteers* !
- On the look out for new members
- Information resources on the website and forums

IWFM South West Committee











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cook brown.
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Paul Chapple
Bailey Partnership
Senior Associate and Chartered Architectural Technologist

Overview of the Building Safety Act

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Overview of the Building Safety Act

What we will cover

- Who, What, Where, Why, What else
- Building Safety Act Timeline
- Secondary legislation
- New Roles and Responsibilities
- Dutyholders
- Gateways / Notifications / On-going design
- Golden Thread
- Working on existing HRB
- Emergency Repairs
- Programme considerations
- Why is this necessary?
- Ethical behaviour
- Additional reading

Who, What, Where, Why, What else

Who: Paul Chapple

What: Chartered Architectural Technologist (FCIAT) | CIAT Principal Designer

Where: Bailey Partnership (Consultants) LLP

Why: Want to make a difference to the built environment

What else: Family, dogs, music

Building Safety Act* Timeline

*And some other relevant reforms

- June 2017 - BS 8414-1 & 2:2015+A1:2017 Test methods for external cladding
- Dec 2017 - Building a Safer Future: Independent Review of Building Regulations and Fire Safety: Interim Report
- May 2018 - Building a Safer Future: Independent Review of Building Regulations and Fire Safety: Final Report Includes recommendations on the future regulatory system
- Dec 2018 - Building a Safer Future: An Implementation Plan
- June 2019 - Building a Safer Future: Proposals for reform of the building safety regulatory system
- Dec 2019 - EWS1 Forms (RICS) valuation purposes
- March 2020 - Fire Safety Bill
- July 2020 - Draft Building Safety Bill
- April 2021 - Fire Safety Act inc. amends. To RR(FS)O 2005
- July 2021 - Final Building Safety Bill
- Jan 2022 - PAS 9980:2021 CoP + FRAEWs
- April 2022 - Government Factsheets withdrawn July 2022

Building Safety Act Timeline

2022

April - Building Safety Act becomes law

Received Royal Assent on 28 April 2022 based on the proposals of Dame Judith Hackitt in 2018 following the Grenfell Tower Fire (14 June 2017).

Allows for new regulations, new roles, new dutyholders to be brought in and to amend other regulations, orders and acts.

Throughout 2022

Number of provisions come into effect in the first 12 months.

- Leaseholder protection provisions.
- Extended liability periods:
- Defective Premises Act / Section 38 Building Act;
    - new buildings extended from 6 to 15 years (DPA / s38 BA);
    - existing buildings retrospective 30 year limitation (DPA).
- Approved Document B amended

Building Safety Act Timeline

2023

Jan - Fire Safety (England) Regulations come into force

Sept - Deadline Registering High-Rise Residential Buildings

Oct - Dutyholders; new building control system; Building Safety Regulator becomes BCB for HRB; Gateways 2 and 3; Registered Building Inspectors (RBI); Registered Building Control Approvers (RBCA); Golden Thread; Safety Case for HRB; Mandatory Occurrence Reporting; Key Building Information; Regulatory Reform (Fire Safety) Order amendments; HRB guidance

Dec - BSR Enforcement policy published

Building Safety Act Timeline

2024

Jan - Cladding Safety Schemes must be supported by a Fire Risk Appraisal for External Walls (FRAEW) from an approved fire risk assessor

Feb - Online portal for residents of HRRB

Mar - Approved Document B updated - transitional arrangements through to Sept 2026, and be sufficiently progressed by Mar. 2028.

Apr - Registers for RBI and RBCA; Operational Standards Rules; Professional Conduct Rules; Codes of Conduct; and Building Assessment Certificate

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Building Safety Act Timeline

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Secondary legislation

Numerous DLUHC circular letters

Commencement regulations

- The Building Safety Act 2022 (Commencement No. 1, Transitional and Saving Provisions) Regulations 2022
- The Building Safety Act 2022 (Commencement No. 2) Regulations 2022
- The Building Safety Act 2022 (Commencement No. 3 and Transitional Provision) Regulations 2022
- The Building Safety Act 2022 (Commencement No. 4 and Transitional Provisions) Regulations 2023
- The Building Safety Act 2022 (Commencement No. 5 and Transitional Provisions) Regulations 2023
- The Building Act 1984 (Commencement No. 3) (England) Order 2023
- The Building Safety Act 2022 (Commencement No. 6) Regulations 2024
- The Building Safety Act 2022 (Commencement No. 7 and Transitional Provisions) Regulations 2024

Secondary legislation

Building safety regulations

- The Building Regulations etc. (Amendment) (England) Regulations 2023
- The Building (Approved Inspectors etc. and Review of Decisions) (England) Regulations 2023
- The Building Safety Act 2022 (Consequential Amendments etc) Regulations 2023
- The Building (Restricted Activities and Functions) (England) Regulations 2023
- The Building Safety (Regulator's Charges) Regulations 2023
- The Building (Registered Building Control Approvers etc.) (England) Regulations 2024
- The Building (Registered Building Control Approvers etc.) (England) (Amendment) Regulations 2024

Secondary legislation

Higher-risk buildings regulations

- The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023
- The Building Safety (Registration of Higher-Risk Buildings and Review of Decisions) (England) Regulations 2023
- The Higher-Risk Buildings (Key Building Information etc.) (England) Regulations 2023
- The Building (Public Bodies and Higher-Risk Building Work) (England) Regulations 2023
- The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023
- The Higher-Risk Buildings (Management of Safety Risks etc) (England) Regulations 2023
- The Higher-Risk Buildings (Keeping and Provision of Information etc.) (England) Regulations 2024

Secondary legislation

Construction Products

- The Construction Products (Amendment) Regulations 2022

Leaseholder Protections

- The Building Safety (Leaseholder Protections) (England) Regulations 2022
- The Building Safety (Leaseholder Protections) (Information etc) (England) Regulations 2022
- The Building Safety (Leaseholder Protections etc.) (England) (Amendment) Regulations 2023

Responsible Actors Scheme

- The Building Safety (Responsible Actors Scheme and Prohibitions) Regulations 2023

New roles and responsibilities

- Building Safety Regulator (HSE)
    1. To oversee the safety and standards of all buildings
    2. To help and encourage industry and professionals to improve their competence
    3. To lead the implementation of the new regulatory framework for high-rise buildings
- Building Control Body (BSR) for HRB
- Registered Building Inspectors
- Registered Building Control Approvers
- Client - important role
- Principal Designer - designated individual
- Designer
- Principal Contractor - designated individual
- Contractor
- Accountable Person

Credit: Constructionline

Dutyholders

Duty of care

Individuals must be able to evidence they have the appropriate competence - skills, knowledge, experience and behaviours (SKEB) - to perform their roles, and organisations must be able to demonstrate their organisational capabilities.

Competence

BSI Flex 8670 Core criteria for building safety in competence frameworks

- Building regulations 2010 Part 2A, Chapter 3, Reg.11F - General competence

PAS 8671 Framework for competence of individual principal designers

- Building regulations 2010 Part 2A, Chapter 3, Reg. 11G - Principal designer competence

PAS 8672 Framework for competence of individual principal contractors

- Building regulations 2010 Part 2A, Chapter 3, Reg. 11G - Principal contractor competence

Gateways

- Gateway 1
- Gateway 2
- Gateway 3

Gateway

2021 (August) - Planning Gateway One comes into effect.

- Not part of the Building Safety Act 2022.
- Already implemented through amendments to secondary planning legislation:
  - Town and Country Planning (Development Management Procedure) (England) Order 2015 and associated legislation.
- Higher-risk buildings (+ others) Developers to submit a fire statement*:
  - Principles, concepts and approach relating to fire safety;
  - Site layout;
  - Emergency vehicle access and water supplies for firefighting purposes;
  - Details of any consultation on issues relating to fire safety and what account has been taken of this;
  - How policies relating to fire safety in local development documents have been taken into account.
- Health and Safety Executive are a statutory consultee.
- Changes came into effect 01 August 2021.

*Standard form and guidance https://www.gov.uk/government/publications/planning-application-forms-templates-for-local-planning-authorities

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Gateway

Gateway 2 (Design Stage)

- Replacing the building control ‘deposit of plans’ stage, this occurs prior to construction work. The Client submits the application (or other authorised person)

- Compliance includes review of the Approved Documents and associated guidance, British Standards, (HTMs, HBNs, BBs, Robust Details etc.); confirmation of details of dutyholder competence; golden thread information; confirmation of strategies to manage fire safety and construction safety and support building regulations compliance.

- It is an offence to start building work until BSR confirms the plans meet Building Regulations compliance.

Gateway

Gateway 2 (Design Stage)

- The Building Regulations 'Approved Documents' contain guidance on the minimum requirements to which controllable building work in England must comply.

Notifications

Notice before starting on site and further notice when work is "commenced"

Starting on site

- At least five working days before the day on which the work to existing HRB starts, the Client (or authorised person) must give a notice to the regulator setting out their intention to start the work and the date that work is to start.
- Starting work consists of the undertaking of any element of permanent building work as described in your building control approval application.
- The carrying out of site set up, demolition of previous buildings, stripping out works or the excavation of trial holes or installation of test piles would not be considered as starting work.

Notifications

Commencement

- Not more than five working days after the day on which the work to existing HRB is to be regarded as commenced the Client (or authorised person) must give a notice to that effect to the regulator.
- Commencement is considered to be details of the work which the client considers amounts to 15% of the proposed work

On-going design

- The design and construction phases may overlap and influence each other, rather than run consecutively (e.g CDP elements). Therefore, the PD BSA will have a duty to plan, manage and monitor design work associated with the building work. They will need to collaborate with the Principal Contractor to ensure any design work done during the construction phase is captured in the golden thread.

Gateway

Change control during construction

- Follow statutory change management process where deviations from approval stage are proposed:
    - Major changes require application for a full re-approval to BSR;
    - Notifiable changes are to be notified to BSR
    - Recordable changes
- Client submits Change Control applications (or other authorised person)
- It is an offence to start building work on major change until BSR confirms Building Regulations compliance.
- Meet robust record-keeping requirements, develop accurate building information.

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Gateway

Gateway 3 (Completion)

- Final Certificate
- Stop / Go point and building control approval must be obtained before occupation (partial is possible)
- Application to confirm compliance with building regulations; golden thread information - plans and documents reflecting as-built building
- Information handed over to building owner
- Client submits application (or other authorised person)
- Building Safety Regulator will have enforcement powers to deal with breaches of building regulations

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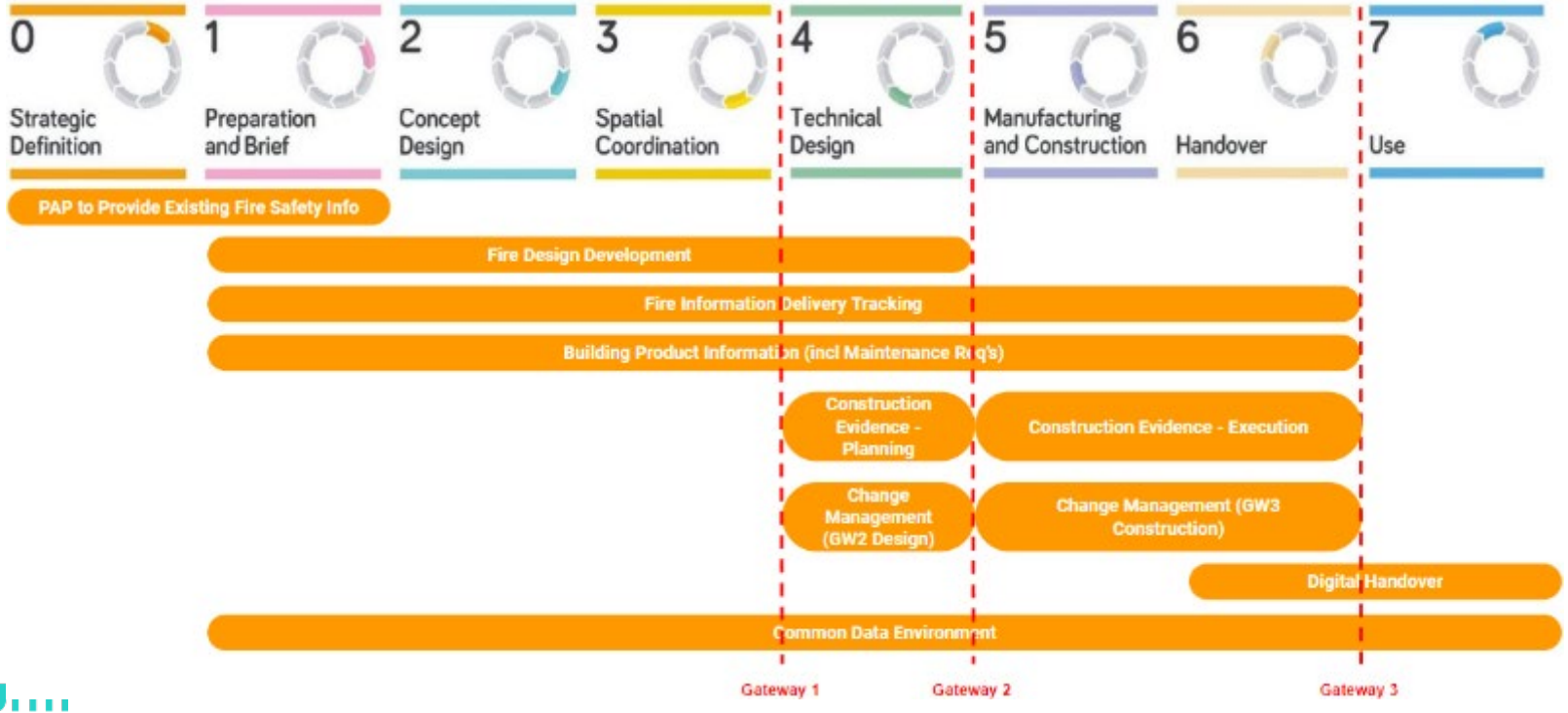
Golden Thread

- It is a series of digital documents and information sources relating to fire and life safety, which are linked back to the building and its built environment.
- In the future this could be cloud based and provide the fire brigade with access to key building data like fire strategy plans, riser locations and building evacuation plans - this could be essential to any rescue/firefighting response - and improve the safety of the building occupants.
- The Golden Thread is a ‘live’ document and needs to be available, correct, up to date, and consistent with any future changes to the building.
- This information should be passed onto any new building owners and referred to as part of the CDM existing building information when undertaking future building works, redevelopment or demolition. In this respect it could be considered a separate (huge) fire safety digital annex to the the Health and Safety File/O&M's as required under the CDM 2015 regulations.

Golden Thread



Golden Thread

- The golden thread starts from the design phase and continues throughout the building's life-cycle. Although must be stored digitally, this can be on multiple systems.
- The golden thread comprises two parts: building work, and maintenance. This ensures that any modifications or enhancements to the building are accurately documented, and enables building owners to proactively identify potential risks or hazards and take corrective action.
- Those who are responsible for the building know where up-to-date information is and can give access to the people who need it. This includes anyone responsible for maintaining or working on the building and other relevant groups, such as residents and emergency responders.
- The golden thread needs to be created before building work starts and the information must be kept updated throughout the design and construction process (for example where – through the change control process – the plans for the building work are changed). When the building work is completed, the golden thread must be handed over to the Accountable Person(s), who is responsible for updating and maintaining this during the in-occupation stage of a building.
- Crucially, by maintaining an accurate and up-to-date source for all building information you will ensure that building owners can better manage their buildings and optimise safety.

Golden Thread

- During the design and construction phase, the duty to keep and manage the information thread rests with the dutyholders: the Client, the Principal Contractor and the Principal Designer.
- During occupation, the Accountable Person is responsible for coordinating the golden thread, keeping it updated and ensuring it is accurate and accessible. And when they can't find this information, they need to justify why.
- The Accountable Person may be an individual, partnership or corporate body and there may be more than one Accountable Person for a building. If there are multiple Accountable Persons, then the Principal Accountable Person will take lead responsibility for the golden thread.
- Where the building already exists, the accountable person will need to make reasonable enquiries to find the information that allows them to assess and manage the safety risks of fire spread and structural stability.
- When a building is being refurbished this may involve both dutyholders, the Principal Accountable Person and Accountable Persons, as many buildings will remain occupied during refurbishment.

Working on existing HRB

“Category A work” means work falling within any one or more of the following descriptions:

- (a) work which increases or decreases the external height or width of the higher-risk building;
- (b) work which changes the number of storeys the higher-risk building has (including adding or removing a mezzanine or gallery floor);
- (c) work which changes the number of flats or residential rooms contained in the higherrisk building;
- (d) work which changes the number of, or width of, the staircases in a higher-risk building or which changes the number of, or width of, any other escape route within the building;
- (e) work to the external wall of a higher-risk building excluding work or materials of a description specified in regulation 7(3) of the 2010 Regulations;
- (f) work which changes the internal layout of a higher-risk building;
- (g) work which affects the passive fire safety measures in the higher-risk building;
- (h) work which affects the active fire safety measures in a higher-risk building;

Working on existing HRB

“Category B work” means work which does not fall within category A.

- The requirements of this regulation do not apply to work to existing HRB which consists only of:
- (a) scheme work;
- (b) exempt work, or
- (c) work to which regulation 10 (notification of emergency repairs to existing HRB) applies.
- In terms of consultation by the BSR with the enforcing authority under consultation under the Regulatory Reform (Fire Safety) Order 2005, Category A work will require a fire and emergency file and Category B work will require fire safety compliance information.
- Guidance: Competent Person Scheme - where installers can self-certify certain types of building work.

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Emergency repairs to existing HRB

The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023 - Part 7 Exempt Work cross references to Schedule 2 Regulation 57). This makes exemptions for a very restricted list of works that can be carried out without make a gateway 2 building regulation application - subject to specific restrictions and constraints. These could potentially include:

- 1 a) Replacement of some parts of existing fixed services and adding of output or control devices - *excluding* combustion appliances and fixed internal or external lighting systems.
- 1 b) Provision of a self-contained fixed building service - *excluding* combustion appliances (other than a fixed flueless gas cooker) and fixed internal or external lighting systems. Mechanical ventilation appliances not to be installed in a room containing an open-flued combustion appliance whose combustion products are discharged through a natural draught flue.
- 1 c) Replacing an external door (where the door together with its frame has not more than 50% of its internal face area glazed).
- 1 d) In existing buildings (other than dwellings) providing fixed internal lighting where no more than 100m2 of the floor area of the building is to be served by the lighting.
- 1 e) Replacing sanitary ware (WC should use no more water than the one it replaces) and rainwater goods, where the work does not include any work to underground drainage, and

Emergency repairs to existing HRB

- 1 f) Replacement of parts of to an existing cold water supply including adding of output or control devices.
- 1 g) Providing a hot water storage system (vessel capacity not exceeding 15 litres), where any electrical work associated with its provision does not require installation of a new circuit; replacement of a consumer unit or any addition or alteration to existing circuits in a special location.
- 1 h) Installation of thermal insulation in a roof space or loft space where the work consists solely of the insulation installation and the work is not carried out in order to comply with any requirement of the 2010 Regulations.
- 2) Installation of thermal insulation to suspended timber floors where the work consists of the insulation installation only, and the work is not carried out in order to comply with any requirements of the 2010 Regulations.

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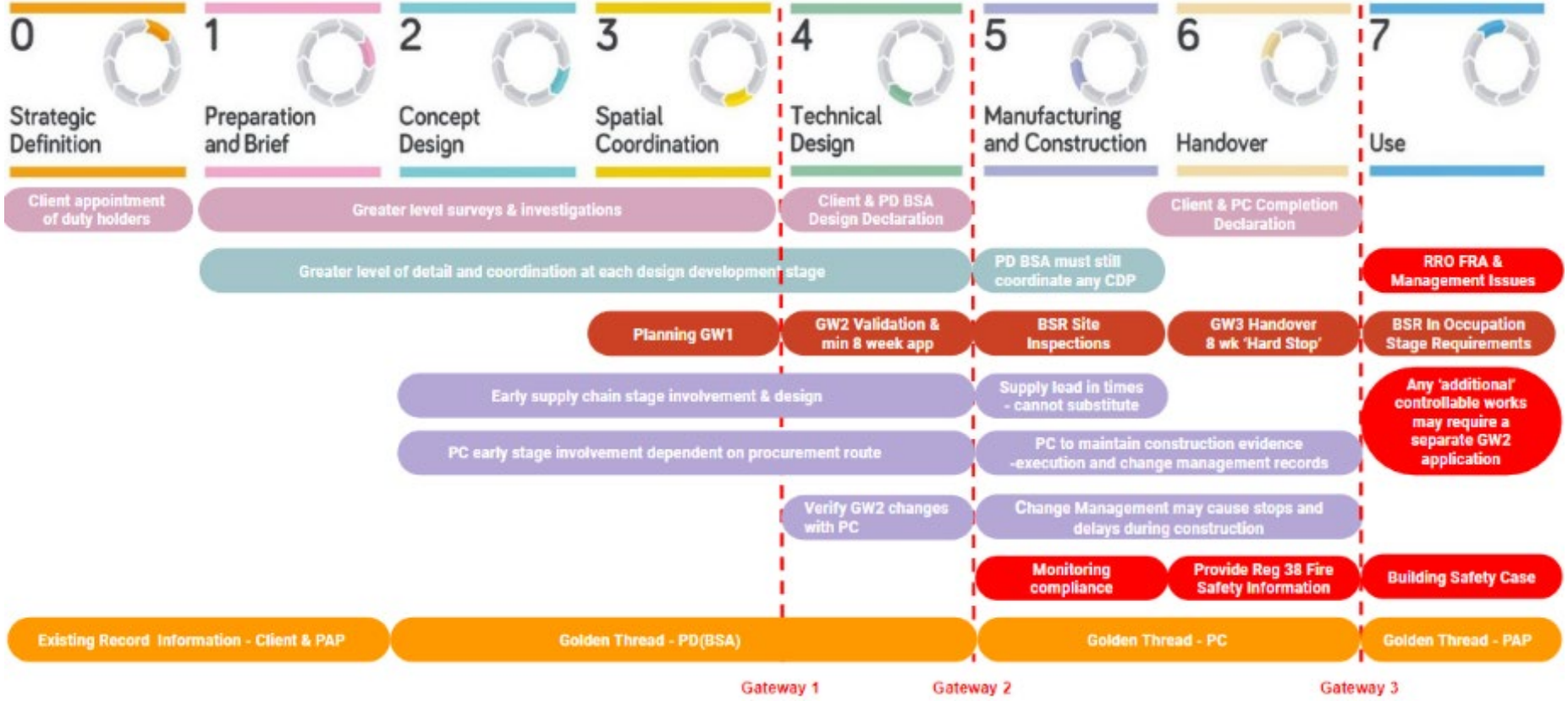
Programme considerations



Ethical behaviour Engineering Council

- Honest and integrity
  - Openness and fairness
  - Reliable and trustworthy
  - Respecting confidentiality
  - Rejecting bribery and improper influence
- Respect for life, law, the environment and public good
  - Due weight to facts, published standards and guidance
  - Draw attention to hazards
  - Ensure work is lawful and justified
  - Where possible, improve the quality of the built environment
  - Take due account of limited natural resources
- Accuracy and rigour
  - Competence
  - Knowledge and Skills
  - Assisting development of others
- Leadership and communication
  - Listening to aspirations and concerns
  - Promoting equality, diversity and inclusion

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Additional reading

https://builduk.org/wp-content/uploads/2023/01/Building-Safety-Regime.pdf

https://www.hse.gov.uk/building-safety/assets/docs/regime-overview.pdf


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INGENUITY, INSIDE OUT

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IWFM Mentoring is a one-to-one personalised career support service for members in professional grades and those with a complimentary one-year membership as part of their IWFM qualification. You can be a mentor, mentee or both.

The benefits of becoming a mentee

- Receive guidance on advancing your career, achieving your goals and overcoming challenges.
- Gain support in developing your knowledge and skills in line with the IWFM Professional Standards.
- Access impartial advice and an alternative perspective.
- Have a non-judgemental sounding board for your ideas.

The benefits of becoming a mentor

- Pass on your knowledge and experience to help others grow.
- Give something back to the profession by providing support to others.
- Cultivate leadership and communication skills.

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Once you register as a mentee, we will pair you with a mentor who has the knowledge, experience, and skills to help you learn, shape your career, and grow into the professional you want to be.

iwfm.org.uk/mentoring

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Break

Tea, Coffee and Networking

Return for 10:30

Paul Armstrong
Cook Brown
Technical Director

Building Control and Duty Holders

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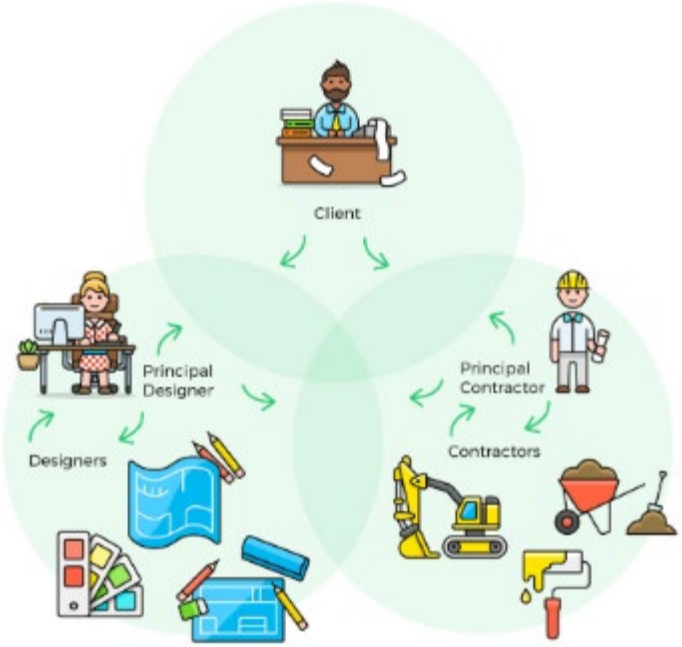
Cook Brown Building Control Ltd

- Head Office
  - Portishead
- Eight Regional Offices
  - Birmingham
  - Tewkesbury
  - Bristol
  - Cardiff
  - Swansea
  - London
  - Stoke
- UK wide coverage across all sectors

Cook Brown Building Control

What work do we cover?

Building Safety Act – Building Control & Duty Holders



Changes to the Building Regulations – Information for Dutyholders

Background and what has Changed

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- If you do not follow the procedures prescribed for your role, it will result in the application being rejected or reverted to the local authority, who will also require the same information.

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The roles are modelled on those within CDM regulations and are already imbedded within the construction industry and now extend into Building Regulations and cover all building projects, including domestic.

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The Building Control Landscape Post 6th April 2024

Building Control Providers and Registered Building Inspectors

Building Safety Regulator

The Building Control Landscape Post 6th April 2024

Building Control Providers and Registered Building Inspectors

Building Safety Regulator

Registered Building Control Approver
Local Authority

The Building Control Landscape Post 6th April 2024

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Registered Building Inspector

The Building Control Landscape Post 6th April 2024

Registered Building Control Approvers and Registered Building Inspectors

All Building Control Inspectors must prove their competence for the projects they work on

3 Available routes to proving competency

Registered Building Control Approvers and Registered Building Inspectors

Class	Category	Floor height retrictions	Purpose Group	Plans Assessment (1)	Inspection (2)
CLASS 2	A	Floor height* less than 7.5m	Dwelling houses (single occupancy)	A1	A2
	B	Floor height* less than 11m	All Dwellings (including flats)	B1	B2
	C	Floor height* 11m or higher, but less than 18m		C1	C2
CLASS 2	D	Floor height* less than 7.5m	All building types other than dwellings	D1	D2
	E	Floor height* 7.5m or higher, but less than 11m		E1	E2
	F	Floor height* 11m or higher, but less than 18m		F1	F2
CLASS 3	G	Any height of building - no upper height limits	All Buildings Other than HRB	G1	G2
	H	No upper height limits	HRB	H1	H2
CLASS 4 Technical Manager	By ticking the box to the right you are indicating that you are competent to act as a technical manager for the scope of work you have identified in Class 2 or 3 above.			TM	

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Registered Building Inspectors Process

~~7,500~~

~~4,500~~

1,547 (22nd Feb)

Not all bad news…

Building Control & Dutyholder Relationship

Changes to how the HSE will be monitoring will affect how surveyors & companies interact with new dutyholders:

Dutyholders

3.5 Dutyholders are those that commission and carry out building works. They are responsible for complying with the Act and Building Regulations made under it.

3.6 Dutyholders are responsible for preventing, managing, and controlling their building risks from design to demolition on any building project.

3.7 Building control should expect dutyholders to proactively demonstrate how their project will comply with Building Regulations. This should include an explanation of how their project meets the functional requirements of the Building Regulations from design into occupation. This should include:

i) identified risks and their management arrangements

ii) evidence on which guidance informed design and construction

iii) evidence on how dutyholders have assessed the appropriateness of the guidance used to demonstrate specific elements of compliance.

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Building Control & Duty holder Relationship

If you ask a building control surveyor if something complies with the building regulations, **they should not now be able answer that question.**

Instead, they will **ask how you think it complies**, and tell you if they agree – or not.

To have done something the same way on a previous job, is **not a valid reason** for compliance of the project

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Building Control & Duty Holder Relationship

Greater coordination is required between consultants.

- Architect
- Fire Engineer
- M & E Consultant

Submission **cannot say** **“it will comply”**

Should say “**it complies and it has been checked fully before being submitted”**

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Culture Change in Practice

The new legislation makes it clear that it is the dutyholders who have responsibility for complying with the Building Regulations

Role of Building Control & Registered Building Inspectors will be to **guide dutyholders on how to discharge their duties**

Not the role of Building Control to offer design advice or tell duty holders how their design can comply with Building Regulations

Remember – now, if a dutyholder asks a building Inspector:

“Does this comply with the building regulations?”

Response will be:

“you tell me how you think it complies, and I will tell you if I agree or not.”

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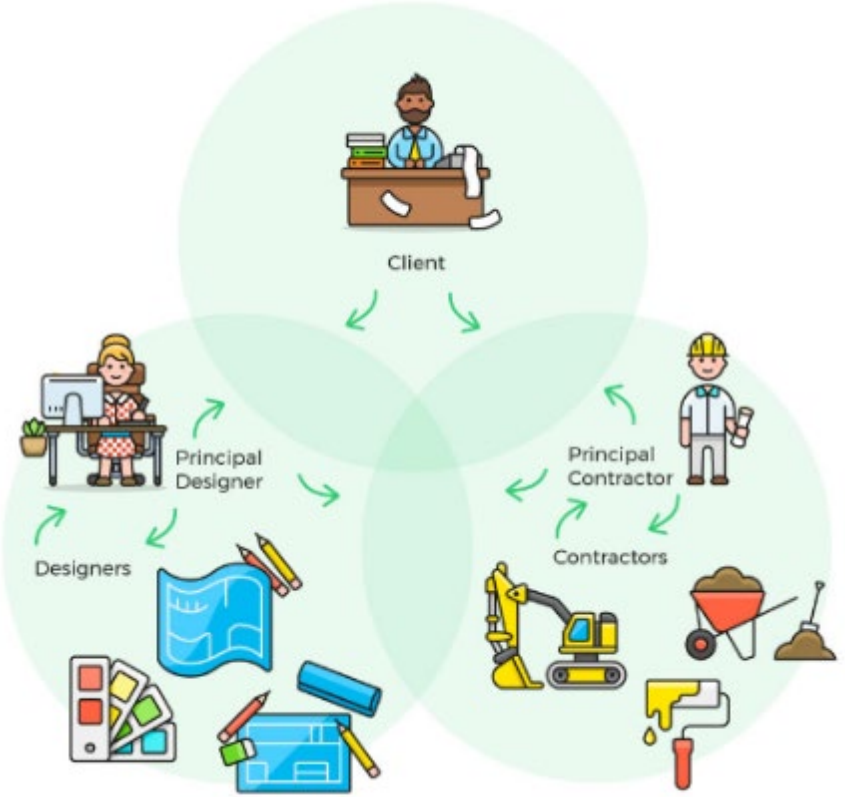
Thou shall not design

- Building Safety Regulator

WHAT IS YOUR DUTYHOLDER ROLE?



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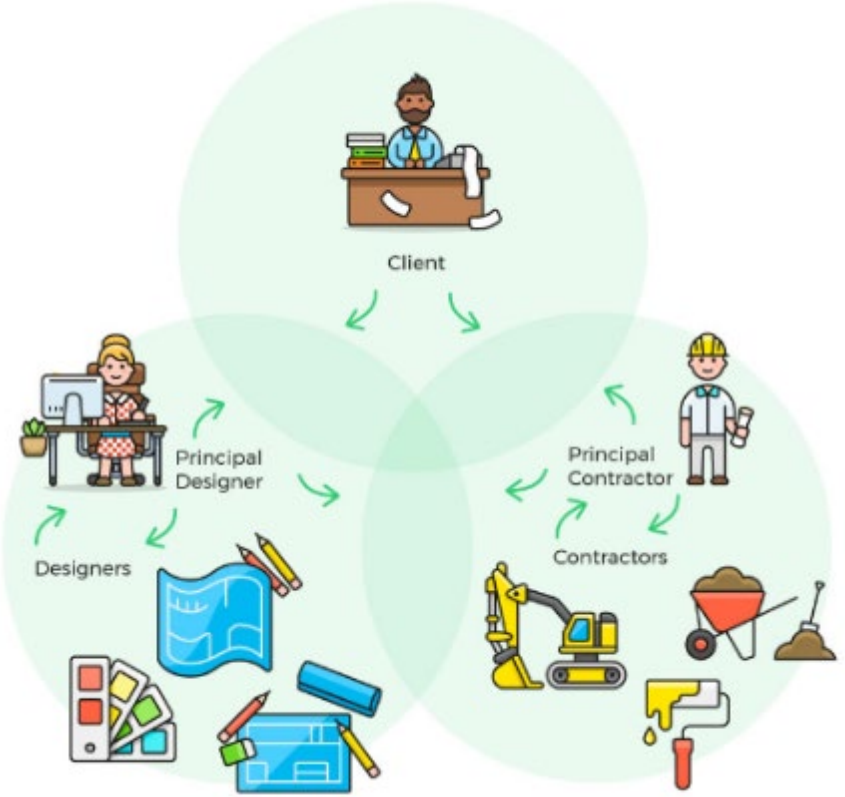
WHAT IS YOUR DUTYHOLDER ROLE?

Registered Building Inspector

Thou shall not design



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WHAT IS YOUR DUTYHOLDER ROLE?

Identifying where you fit:

A person for whom the project is carried out	CLIENT	DOMESTIC CLIENT	Same as the Client, but not for the furtherance of a business activity
The Designer appointed under Reg 11D – is usually the lead designer.	PRINCIPAL DESIGNER	PRINCIPAL CONTRACTOR	The builder appointed under Reg 11D – is usually the lead contractor.
Any person (including a client, builder or anyone else) who carries out, arranges for or instructs design.	DESIGNER	CONTRACTOR	Any person (including a Client (but not a domestic client) who carries out, manages or controls work

Note: All duty holders must share information with anyone who might be affected within the Client, Designer and Contractor chain.

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What are your Duties?

CLIENT is any person for whom a project is carried out.

You must:

- Ensure suitable arrangements exist to plan, manage and monitor the building work to ensure compliance with the Building Regulations.
- Ensure that these arrangements are maintained throughout the life of the project.
- Take all reasonable steps to ensure any designers or contractors appointed are competent to carry out the work for which they are appointed.
- Notify the Approved Inspector when you appoint Principal Designer and Principal Contractors, even if they are sole designers or contractors. Including:
  - Name, address, telephone number and email of these parties.
  - Details of any change in the dutyholders and the dates of their appointment.
  - A signed statement of authority that the information is, to the best of your knowledge, correct.
- Let the Approved Inspector know when the building work is commenced. See notes below on what is deemed commencement.
- When the work is complete, you must provide notification to the Approved Inspector, which contains the following information:
  - The Client's name, address, telephone number and email address.
  - The Principal Designer's and Principal Contractor's names, addresses, telephone numbers and email addresses.
  - A statement that the building work is complete.
  - A signed statement that, to the best of your knowledge, the building work complies with the building regulations.
  - A signed statement from each Principal Designer and Principal Contractor that they have fulfilled their duties under the building regulations.

The Approved Inspector cannot issue its final certificate without receiving these signed declarations.

PRINCIPAL CONTRACTOR is usually the main contractor and is appointed under Regulation 11D (principal designer and principal contractor) to perform the duties of a Principal Contractor where there is more than one contractor.

You must:

- Plan, Manage and Monitor the building work during the construction phase.
- Coordinate matters relating to building work to ensure the building work complies with the Building Regulations.
- Ensure cooperation amongst all dutyholders.
- Ensure all building work is coordinated so that it complies with the Building Regulations.
- Ensure contractors comply with their duties.
- Liaise with the Principal Designer as required.
- Have regard to comments from the Principal Designer concerning compliance with the Building Regulations.
- Assist the Client in providing information to contractors.
- Review the arrangements of any previous Principal Contractor.
- Notify Building Control in writing, where applicable, that the work is being carried out on behalf of a Domestic Client.
- Sign the declarations as referred to above in the Client's duties **when work is complete**.

PRINCIPAL DESIGNER is usually the lead designer and is appointed under Regulation 11D (principal designer and principal contractor) to perform the duties of a Principal Designer.

You must:

- Perform all the functions listed within the Designer roll below, and,

In addition, you must:

- Plan, Manage and Monitor the design work during the design phase.
- Coordinate all matters relating to design work to ensure that it will comply with the Building Regulations if building work is carried out.
- Ensure dutyholder cooperation.
- Ensure all designers coordinate their designs so that building work will be carried out following the designs and will comply with the Building Regulations.
- Ensure all designers comply with their duties.
- Liaise with the Principal Contractor.
- Have regard to comments from the Principal Contractor about compliance with the Building Regulations.
- Assist the Client in providing information to designers.
- Review the arrangements of any previous Principal Designer.
- Notify Building Control in writing, where applicable, that the work is being carried out on behalf of a Domestic Client.
- Where applicable, sign the declarations as referred to above in the Client's duties **when work is complete**.

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Client Responsibilities

• Ensure suitable arrangements exist to plan, manage and monitor the building work to ensure compliance with the Building Regulations throughout the life of the project.

• Take all reasonable steps to ensure any designers or contractors appointed are competent to carry out the work for which they are appointed. In practice, this means appointing the right people (with the right competencies) for the work.

• Notify Cook Brown when you appoint a Principal Designer and Principal Contractor with the following information;
- Name, address, telephone number and email of these parties.
- Details of any change in the duty holders and the dates of their appointment.
- A signed statement of authority that the information is, to the best of your knowledge, correct.

• Confirm your intended start date and ensure that we are able to submit an initial notice at least 5 days before works are due to start.

• The date and description of 'commencement' or meaningful start will be required at application stage. For new buildings and extensions this would usually be the date at which the foundations and ground floor structure is complete or for other works a date and description of a point where 15% of the work is due to be complete.

• The client and design team must submit a design that they are confident complies with the building regulations. Limited or speculative design information could give rise to Building Control Bodies questioning the competence of designers.

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Principle Designer Responsibilities

YOU MUST:

- Perform all the functions listed within the Designer role below, and,

In addition, you must:

- Plan, Manage and Monitor the design work during the design phase.
- Coordinate all matters relating to design work to ensure that it will comply with the Building Regulations if building work is carried out.
- Ensure duty holder cooperation.
- Ensure all designers comply with their duties.
- Liaise with the Principal Contractor.
- Have regard to comments from the Principal Contractor about compliance with the Building Regulations.
- Assist the Client in providing information to designers.
- Review the arrangements of any previous Principal Designer.
- Notify Building Control in writing, where applicable, that the work is being carried out on behalf of a Domestic Client.
- Where applicable, sign the declarations as referred to above in the Client's duties **when work is complete.**

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Principle Contractor Responsibilities

YOU MUST:

- Plan, Manage and Monitor the building work during the construction phase.
- Coordinate matters relating to building work to ensure the building work complies with the Building Regulations.
- Ensure cooperation amongst all duty holders.
- Ensure all building work is coordinated so that it complies with the Building Regulations.
- Ensure contractors comply with their duties.
- Liaise with the Principal Designer as required.
- Have regard to comments from the Principal Designer concerning compliance with the Building Regulations.
- Assist the Client in providing information to contractors.
- Review the arrangements of any previous Principal Contractor.
- Notify Building Control in writing, where applicable, that the work is being carried out on behalf of a Domestic Client.
- Sign the declarations as referred to above in the Client's duties when work is complete.

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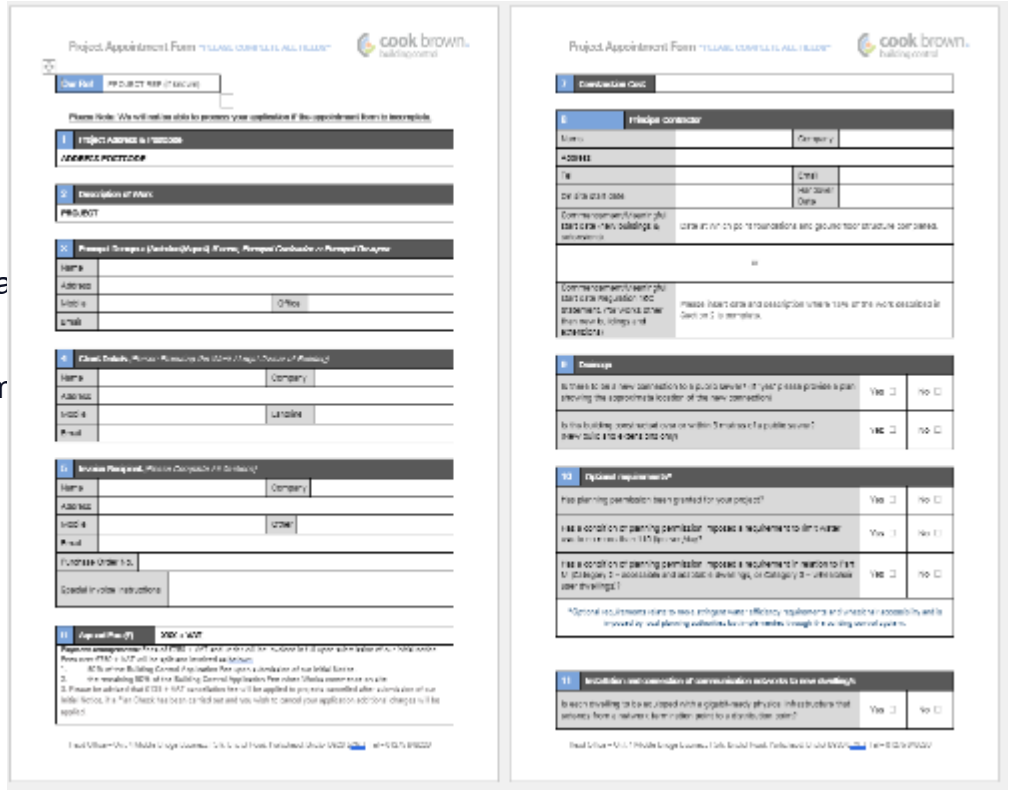
Appointment and Commencement on Site

Notice before starting work and Notice when work is deemed “commenced.”

- To serve the Initial Notice (process a submitted application), the client must provide details of principa contractor and principal designer and advise the Approved Inspector of the date when it is proposed that sufficient work will have been carried out to deem the work as “commenced”.

- Where work does not involve foundation or substructure works, the client must state what they consider will amount to 15% of the work described in the Initial Notice.



Final Certificate Requirements

Compliance Declarations

Where work described in an Initial Notice is complete, the Client must give to the Approved Inspector notice to this effect and include,

- A statement that the building work is complete.
- A statement signed by the client that, to the best of the Client's knowledge, the building work complies with the Building Regulations.
- A statement given by the Principal Contractor and Principal Designer for the work a signed declaration,

  - Confirming that they fulfilled their duties under the Building Regulations.

"The Approved Inspector cannot issue its Final Certificate without receiving the signed declarations detailed in the last two (black) bullet points above, as the Final Certificate requires the Approved Inspector to declare that they have received these signed statements."

iwfm

Mike Smith
Bailey Partnership
Director and Practice BIM Manager

Building Control and Duty Holders

iwfm

INGENUITY, INSIDE OUT

bailey partnership

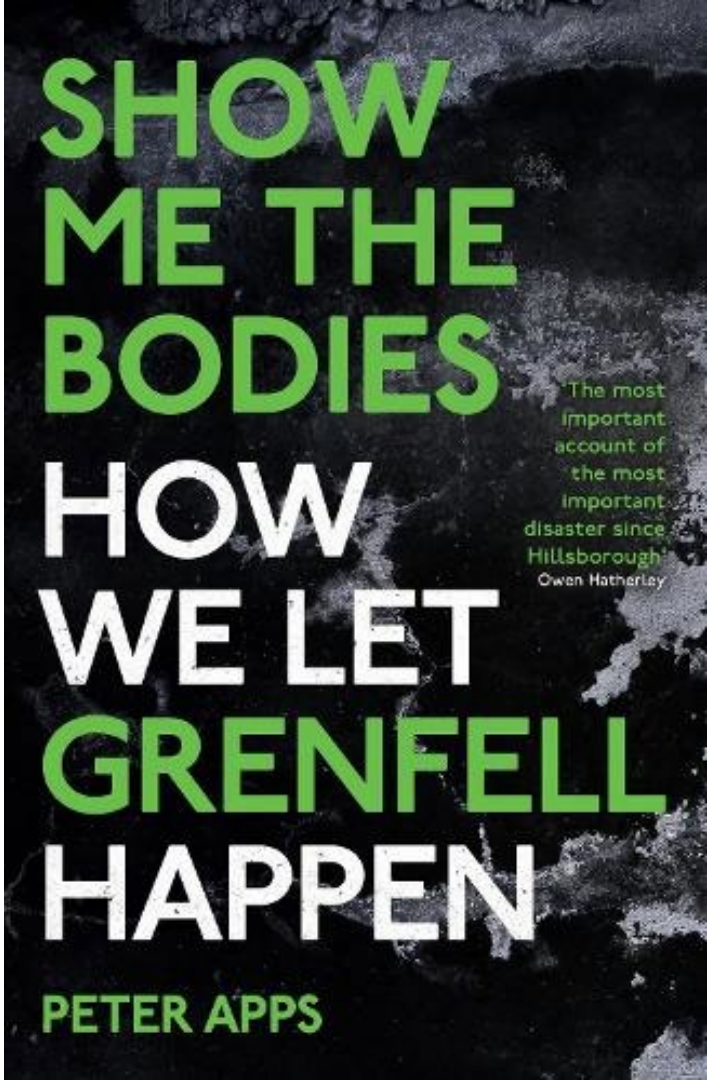
“Driving transformation…… through improved Record Information, Golden Thread and Cultural Change”

…..Digitally

As London mayor Sadiq Khan said: “[The] most fitting tribute to the people who died, their loved ones and those who survived, is to ensure that nothing like this ever happens again.”

Significant structural damage

LFB
LONDON FIRE BRIGADE

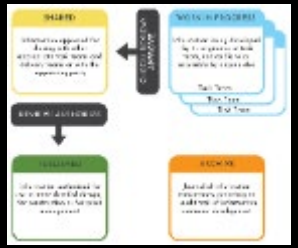


“It should have been a normal flat fire.It was just an electrical appliance malfunctioning in a flat on the sixth floor of a 1950’s council block”

1. **Record Information** - the good, the bad and the ugly.
2. **Golden Thread** - Why, what and how.
3. **Culture Change** - Skills, Knowledge,experience and Behaviours of everyone!


MAYBE SOME CLADDING...
D

AUTODESK REVIT



Grenfell fire: Dangerous cladding remains on Devonport Towers one year on

It's been 12 months since the tragedy of Grenfell Tower - but what is being done with Plymouth's 'problem' cladding?

"However, residents of all tower blocks have experienced enough worry due to Government prevarication on releasing funding and its failure to issue definitive guidance on the safest materials to be used for new cladding.

The plans also include a new roof design and a new fresh look for the three high profile Towers, which are home to around 300 people in Plymouth.

The works are needed to remove the current **cladding on the Towers** which failed Government fire safety tests following the Grenfell Tower fire last year.

The works are expected to cost about £13.5milllion - but it's **not yet clear where the money will come from**.

CGI of the new-look design for the Mount Wise Towers provided by Bailey Partnership (Image: Bailey Partnership)


WINNER OF WINNERS
WINNER
WINNER
HIGHLY COMMENDED

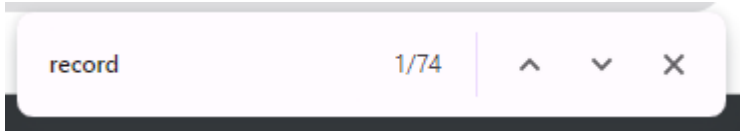

…a safe place

Record Information - the good, the bad and the ugly.

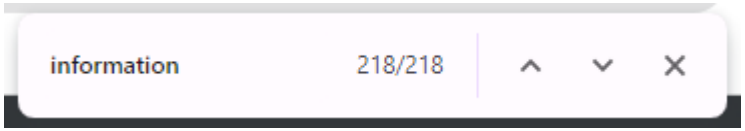
Building a Safer Future

Independent Review of Building Regulations and Fire Safety:
Final Report

May 2018
Dame Judith Hackitt DBE FREng
Cm 9607



- the processes that drive compliance with building safety requirements are weak and complex with poor record keeping and change control in too many cases;



Transparency of information and an audit trail all the way through the life cycle of a building from the planning stage to occupation and maintenance is essential to provide reassurance and evidence that a building has been built safe and continues to be safe. For example, the current process


Overlap
Overlap


AU 746/69
Bd. 25-30
AU 746/69
Bd 31-38
AU 746/69

Incomplete or Missing Information: Building records might lack:

- As-built drawings and plans (Co-ordinated information)
- Specifications of materials and original equipment
- Maintenance history
- Records of modifications or renovations
- Inspection reports
- Legal concerns over sharing information

Inaccurate or Outdated Data: Building details can become wrong due to:

- Poor version control of records
- Changes not reflected in updates
- Errors in original documentation

Poor Organization and Accessibility: Records may be:

- Stored in hard-copy formats that are difficult to search and retrieve
- Scattered across physical and digital locations
- Not accessible to relevant personnel (architects, building managers, contractors)

Format Incompatibility:

- Legacy software creating unusable files
- Lack of standardization for information types (e.g., equipment types, room classifications)

Impact of These Shortcomings

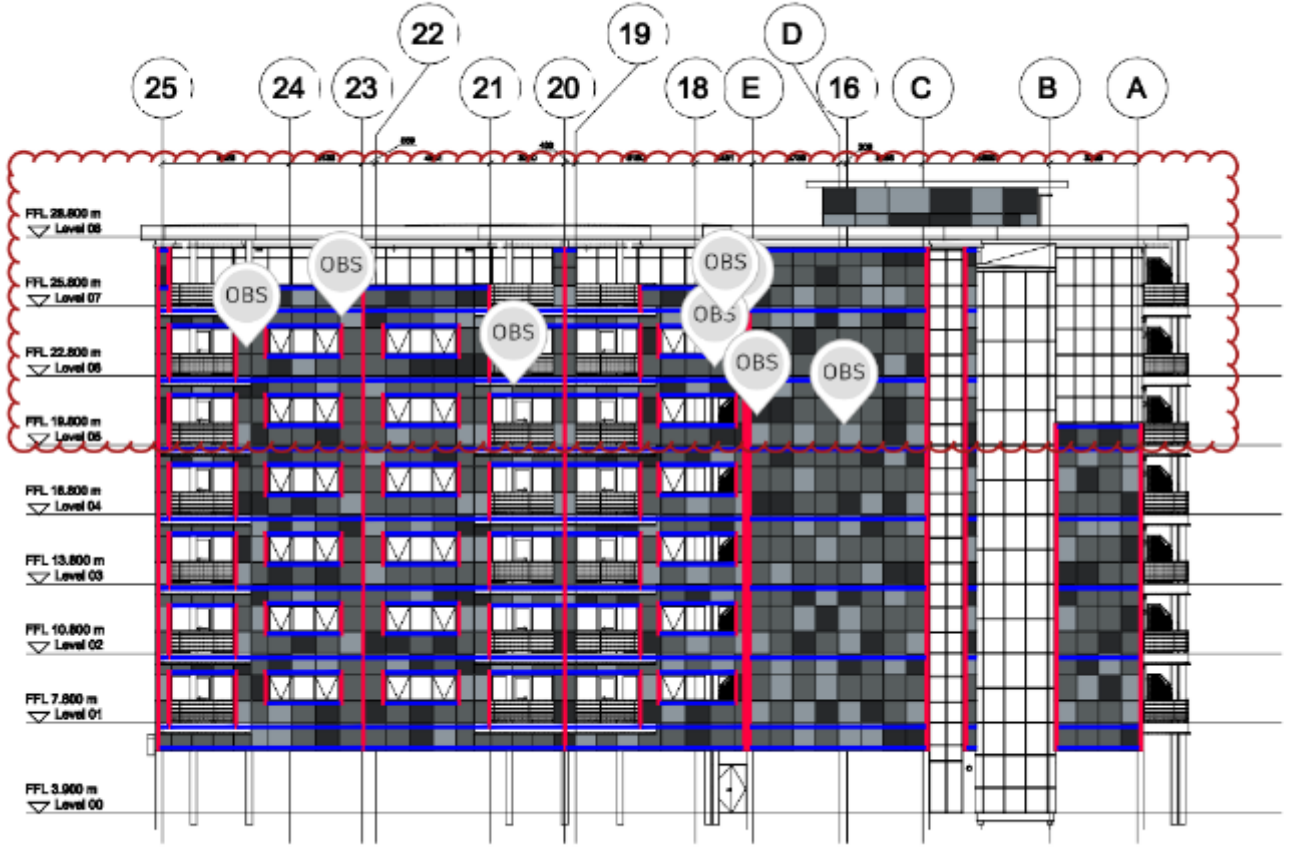
- **Inefficient Operations:** Incomplete records lead to guesswork and wasted time, impacting maintenance and repairs.
- **Increased Costs:** Mistakes or having to recreate data lead to higher costs for renovations and upgrades.
- **Safety Risks:** Lack of updated information about building systems can lead to hazards and code violations.
- **Difficulty in Decision-Making:** Inaccurate or missing information limits long-term planning for repairs, upgrades, and energy efficiency.
- **Loss of Historical Value:** Inconsistent records diminish the ability to preserve and understand the building's history.

Prevention and Best Practices

- **Proactive Approach:** Treat building record-keeping as an ongoing process, not just at the initial construction phase.
- **Centralized System:** Implement a well-organized central system for storing information, preferably a digital database for easy updating and access.
- **Clear Standards:** Define consistent formats and naming conventions for documents.
- **Documentation Mandate:** Require all changes, repairs, and upgrades to be meticulously documented and added to the central repository.
- **Regular Reviews:** Schedule regular reviews of building records to ensure accuracy and completeness.
- **Data Migration Plans:** Develop plans for transferring information to updated software platforms as needed to prevent incompatibility.

Additional Tips

- **Cloud-based Solutions:** Consider cloud repositories for secure, easy sharing. (Lots of software providers selling a range of products and options targeted
- **3D Modeling:** Use building information modeling (BIM) for comprehensive data.
- **Training:** Provide training on proper record-keeping to staff and contractors.



WEST ELEVATION

SCALE: 1 : 100

Golden Thread - Why, what and how.

Building a Safer Future

Independent Review of Building Regulations and Fire Safety:
Final Report

May 2018
Dame Judith Hackitt DBE FREng
Cm 9607

The above issues have helped to create a cultural issue across the sector, which can be described as a 'race to the bottom' caused either through ignorance, indifference, or because the system does not facilitate good practice. There is insufficient focus on delivering the best quality building possible, in order to ensure that residents are safe, and feel safe.

Chapter 8 Golden thread of building information

Summary

8.1 The review heard almost unanimous concern surrounding the ineffective operation of the current rules around the creation, maintenance and handover of building and fire safety information. Where building information is present, it is often incomplete or held in paper form and is not accessible to the people who need to see it.

Recommendation 8.1

a. Government should mandate a digital (by default) standard of record-keeping for the design, construction and during the occupation of new HRRBs. This is to include any subsequent refurbishments within those buildings.

b. Digital records are to be in a format which is appropriately open and non-proprietary with proportionate security controls.

Recommendation 8.2

Government should work with industry to agree what information must be held in the digital record for new HRRBs.

Recommendation 8.3

a. Government should work with industry to agree the type of information to be collected and maintained digitally (by default) to enable the safe building management of existing HRRBs.

b. Dutyholders must identify and record where gaps in the above information exist and the strategy for updating that relevant information.

Recommendation 8.4

a. Dutyholders must hold, transfer and update information throughout the life cycle of the HRRB.

b. Information from this record is to be provided to the JCA in the event that this may be required.

The RIBA Plan of Work was initiated in 1963 as a framework for architects to use on projects. Over the years, it has become an industry-wide tool. It explains the expected outcomes, core tasks and information exchanges throughout the life of a construction project.

RIBA Plan of Work 2020

The RIBA Plan of Work organises the process of briefing, designing, delivering, maintaining, operating and using a building into eight stages. It is a framework for all disciplines on construction projects and should be used solely as guidance for the preparation of detailed professional services and building contracts.

Stage Boundaries:
Stages 0–4 will generally be undertaken one after the other.
Stages 4 and 5 will overlap in the **Project Programme** for most projects.
Stage 5 commences when the contractor takes possession of the site and finishes at **Practical Completion**.
Stage 6 starts with the handover of the building to the client immediately after **Practical Completion** and finishes at the end of the **Defects Liability Period**.
Stage 7 starts concurrently with Stage 6 and lasts for the life of the building.

Planning Note:
Planning Applications are generally submitted at the end of Stage 3 and should only be submitted earlier when the threshold of information required has been met. If a **Planning Application** is made during Stage 3, a mid-stage gateway should be determined and it should be clear to the project team which tasks and deliverables will be required.
See Overview guidance

Procurement:
The RIBA Plan of Work is procurement neutral – See Overview guidance for a detailed description of how each stage might be adjusted to accommodate the requirements of the **Procurement Strategy**.

ER Employer's Requirements
CP Contractor's Proposals

	0 Strategic Definition	1 Preparation and Briefing	2 Concept Design	3 Spatial Coordination	4 Technical Design	5 Manufacturing and Construction	6 Handover	7 Use
	◄ Projects span from Stage 1 to Stage 6; the outcome of Stage 0 may be the decision to initiate a project and Stage 7 covers the ongoing use of the building. ►							
Stage Outcome at the end of the stage	The best means of achieving the **Client Requirements** confirmed If the outcome determines that a building is the best means of achieving the **Client Requirements**, the client proceeds to Stage 1	**Project Brief** approved by the client and confirmed that it can be accommodated on the site	**Architectural Concept** approved by the client and aligned to the **Project Brief** The brief remains "live" during Stage 2 and is derogated in response to the **Architectural Concept**	Architectural and engineering information **Spatially Coordinated**	All design information required to manufacture and construct the project completed Stage 4 will overlap with Stage 5 on most projects	Manufacturing, construction and **Commissioning** completed There is no design work in Stage 5 other than responding to **Site Queries**	Building handed over, **Aftercare** initiated and **Building Contract** concluded	Building used, operated and maintained efficiently Stage 7 starts concurrently with Stage 6 and lasts for the life of the building
Core Tasks during the stage Project Strategies might include: – Conservation (if applicable) – Cost – Fire Safety – Health and Safety – Inclusive Design – Planning – Plan for Use – Procurement – Sustainability See RIBA Plan of Work 2020 Overview for detailed guidance on **Project Strategies**	Prepare **Client Requirements** Develop **Business Case** for feasible options including review of **Project Risks** and **Project Budget** Ratify option that best delivers **Client Requirements** Review **Feedback** from previous projects Undertake **Site Appraisals** No design team required for Stages 0 and 1. Client advisers may be appointed by the client team to provide strategic advice and design thinking before Stage 2 commences.	Prepare **Project Brief** including **Project Outcomes** and **Sustainability Outcomes**, **Quality Aspirations** and **Spatial Requirements** Undertake **Feasibility Studies** Agree **Project Budget** Source **Site Information** including **Site Surveys** Prepare **Project Programme** Prepare **Project Execution Plan**	Prepare **Architectural Concept** incorporating **Strategic Engineering** requirements and aligned to **Cost Plan**, **Project Strategies** and **Outline Specification** Agree **Project Brief Derogations** Undertake **Design Reviews** with client and **Project Stakeholders** Prepare stage **Design Programme**	Undertake **Design Studies**, **Engineering Analysis** and **Cost Exercises** to test **Architectural Concept** resulting in **Spatially Coordinated** design aligned to updated **Cost Plan**, **Project Strategies** and **Outline Specification** Initiate **Change Control Procedures** Prepare stage **Design Programme**	Develop architectural and engineering technical design Prepare and coordinate design team **Building Systems** information Prepare and integrate specialist subcontractor **Building Systems** information Prepare stage **Design Programme** Specialist subcontractor designs are prepared and reviewed during Stage 4	Finalise **Site Logistics** Manufacture **Building Systems** and construct building Monitor progress against **Construction Programme** Inspect **Construction Quality** Resolve **Site Queries** as required Undertake **Commissioning** of building Prepare **Building Manual** Building handover tasks bridge Stages 5 and 6 as set out in the **Plan for Use Strategy**	Hand over building in line with **Plan for Use Strategy** Undertake review of **Project Performance** Undertake seasonal **Commissioning** Rectify defects Complete initial **Aftercare** tasks including light touch **Post Occupancy Evaluation**	Implement **Facilities Management** and **Asset Management** Undertake **Post Occupancy Evaluation** of building performance in use Verify **Project Outcomes** including **Sustainability Outcomes** Adaptation of a building (at the end of its useful life) triggers a new Stage 0
Core Statutory Processes during the stage: Planning Building Regulations Health and Safety (CDM)	Strategic appraisal of **Planning** considerations	Source pre-application **Planning Advice** Initiate collation of health and safety **Pre-construction Information**	Obtain pre-application **Planning Advice** Agree route to **Building Regulations** compliance Option: submit outline **Planning Application**	Review design against **Building Regulations** Prepare and submit **Planning Application** See Planning Note for guidance on submitting a Planning Application earlier than at end of Stage 3	Submit **Building Regulations Application** Discharge pre-commencement **Planning Conditions** Prepare **Construction Phase Plan** Submit form F10 to HSE if applicable	Carry out **Construction Phase Plan** Comply with **Planning Conditions** related to construction	Comply with **Planning Conditions** as required	Comply with **Planning Conditions** as required
Procurement Route Traditional Design & Build 1 Stage Design & Build 2 Stage Management Contract Construction Management Contractor-led	Appoint client team	Appoint design team	ER Appoint contractor ER	Pre-contract services agreement Preferred bidder	Tender / Appoint contractor ER / CP Appoint contractor CP Appoint contractor CP Appoint contractor			Appoint Facilities Management and Asset Management teams, and strategic advisors as needed
Information Exchanges at the end of the stage	**Client Requirements** **Business Case**	**Project Brief** **Feasibility Studies** **Site Information** **Project Budget** **Project Programme** **Procurement Strategy** **Responsibility Matrix** **Information Requirements**	**Project Brief Derogations** Signed off **Stage Report** **Project Strategies** **Outline Specification** **Cost Plan**	Signed off **Stage Report** **Project Strategies** Updated **Outline Specification** Updated **Cost Plan** **Planning Application**	**Manufacturing Information** **Construction Information** **Final Specifications** Residual **Project Strategies** **Building Regulations Application**	**Building Manual** including **Health and Safety File** and **Fire Safety Information** **Practical Completion** certificate including **Defects List** **Asset Information** If Verified Construction Information is required, verification tasks must be defined	**Feedback** on **Project Performance** **Final Certificate** **Feedback** from light touch **Post Occupancy Evaluation**	**Feedback** from Post Occupancy Evaluation Updated **Building Manual** including **Health and Safety File** and **Fire Safety Information** as necessary

RIBA Architecture.com

Core RIBA Plan of Work terms are defined in the RIBA Plan of Work 2020 Overview glossary and set in **Bold Type**.

Further guidance and detailed stage descriptions are included in the *RIBA Plan of Work 2020 Overview*.

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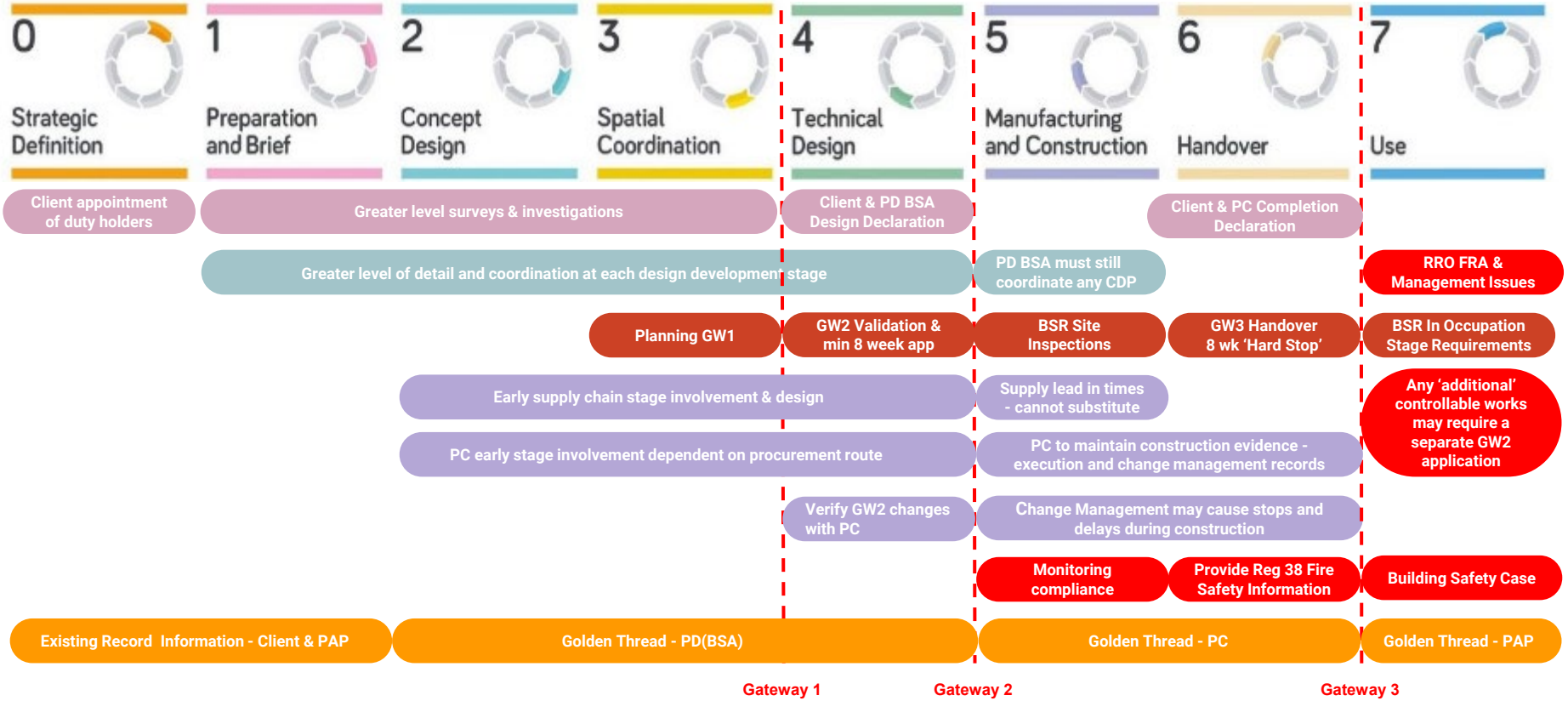

0
Strategic Definition
1
Preparation and Brief
2
Concept Design
3
Spatial Coordination
4
Technical Design
5
Manufacturing and Construction
6
Handover
7
Use
Client appointment of duty holders
Greater level surveys & investigations
Client & PD BSA Design Declaration
Client & PC Completion Declaration
Greater level of detail and coordination at each design development stage
PD BSA must still coordinate any CDP
RRO FRA & Management Issues
Planning GW1
GW2 Validation & min 8 week app
BSR Site Inspections
GW3 Handover 8 wk 'Hard Stop'
BSR In Occupation Stage Requirements
Early supply chain stage involvement & design
Supply lead in times - cannot substitute
Any 'additional' controllable works may require a separate GW2 application
PC early stage involvement dependent on procurement route
PC to maintain construction evidence - execution and change management records
Verify GW2 changes with PC
Change Management may cause stops and delays during construction
Monitoring compliance
Provide Reg 38 Fire Safety Information
Building Safety Case
Existing Record Information - Client & PAP
Golden Thread - PD(BSA)
Golden Thread - PC
Golden Thread - PAP
Gateway 1
Gateway 2
Gateway 3

Guidance

Golden thread: factsheet

Updated 5 April 2022

This guidance was withdrawn on 25 July 2022

This guidance is withdrawn as it is no longer current. Please see the latest guidance on the Building Safety Act.

Contents

Print this page

What are we going to do?

Introduce a requirement as part of the more stringent regulatory regime to create and maintain a golden thread of information.

The golden thread is both:

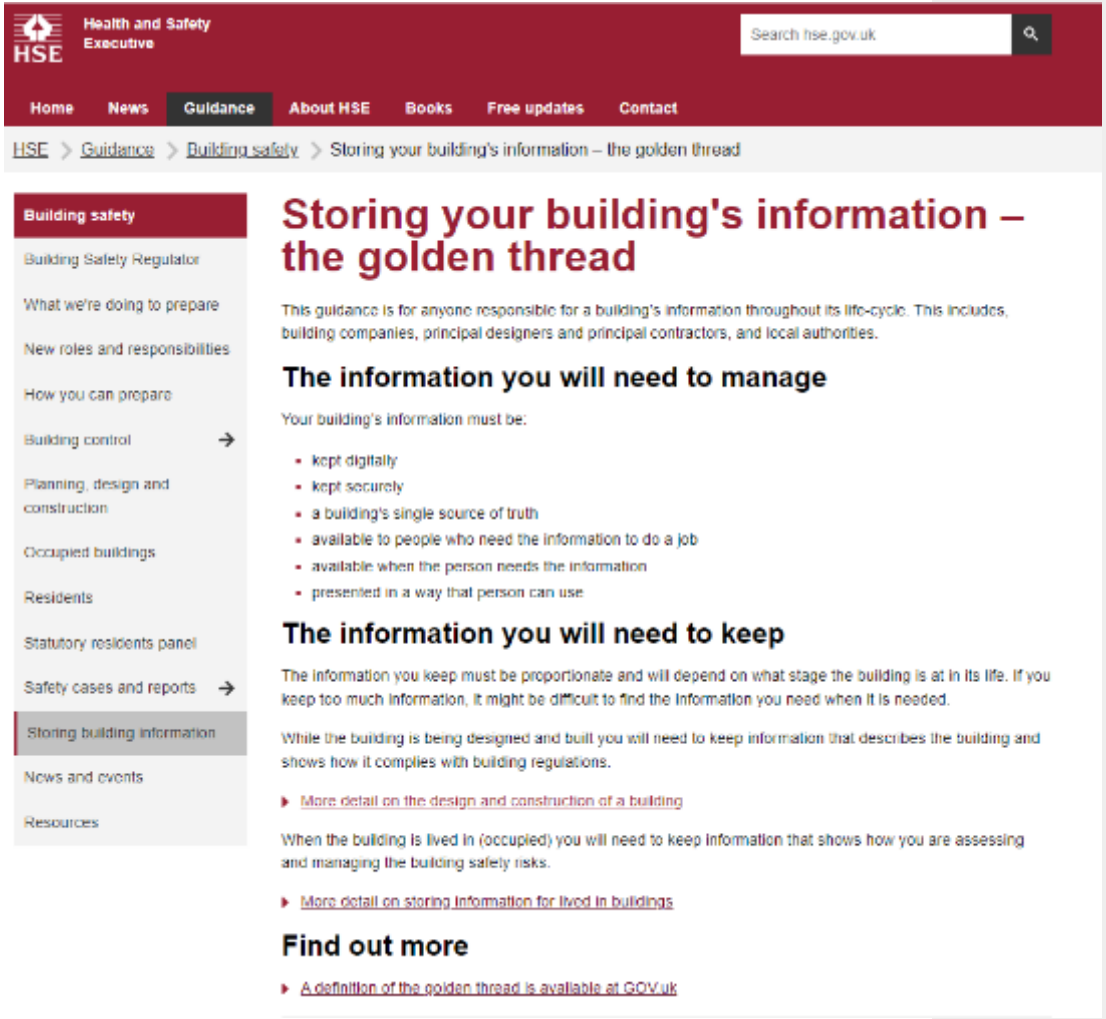
- the information about a building that allows someone to understand a building and keep it safe, and
- the information management to ensure the information is accurate, easily understandable, can be accessed by those who need it and is up to date.

It will be the duty of the people responsible for a building to put in place and maintain a golden thread of information. Having a golden thread will mean that those people responsible will have easily accessible, reliable, up to date and accurate information. Without this information, it is very difficult to manage buildings safely.

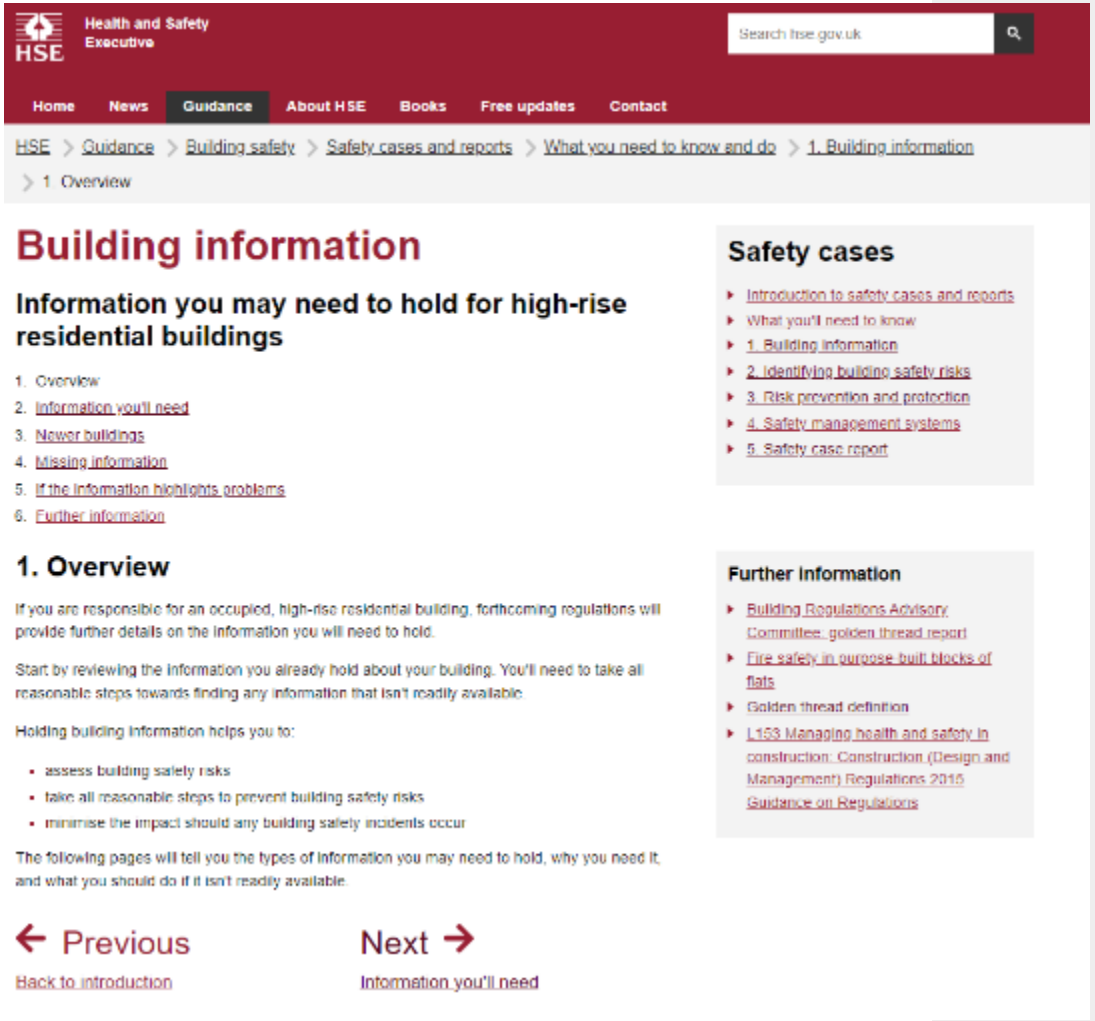
Implementation of the golden thread will require individuals and organisations responsible for a building to have good information management systems and a clear understanding of how information management supports building safety. Going forward the information management for safety will need to be embedded across the sector.

https://www.gov.uk/government/publications/building-safety-bill-factsheets/golden-thread-factsheet

https://www.legislation.gov.uk/ukpga/2022/30/contents/enacted



https://www.hse.gov.uk/building-safety/golden-thread.htm

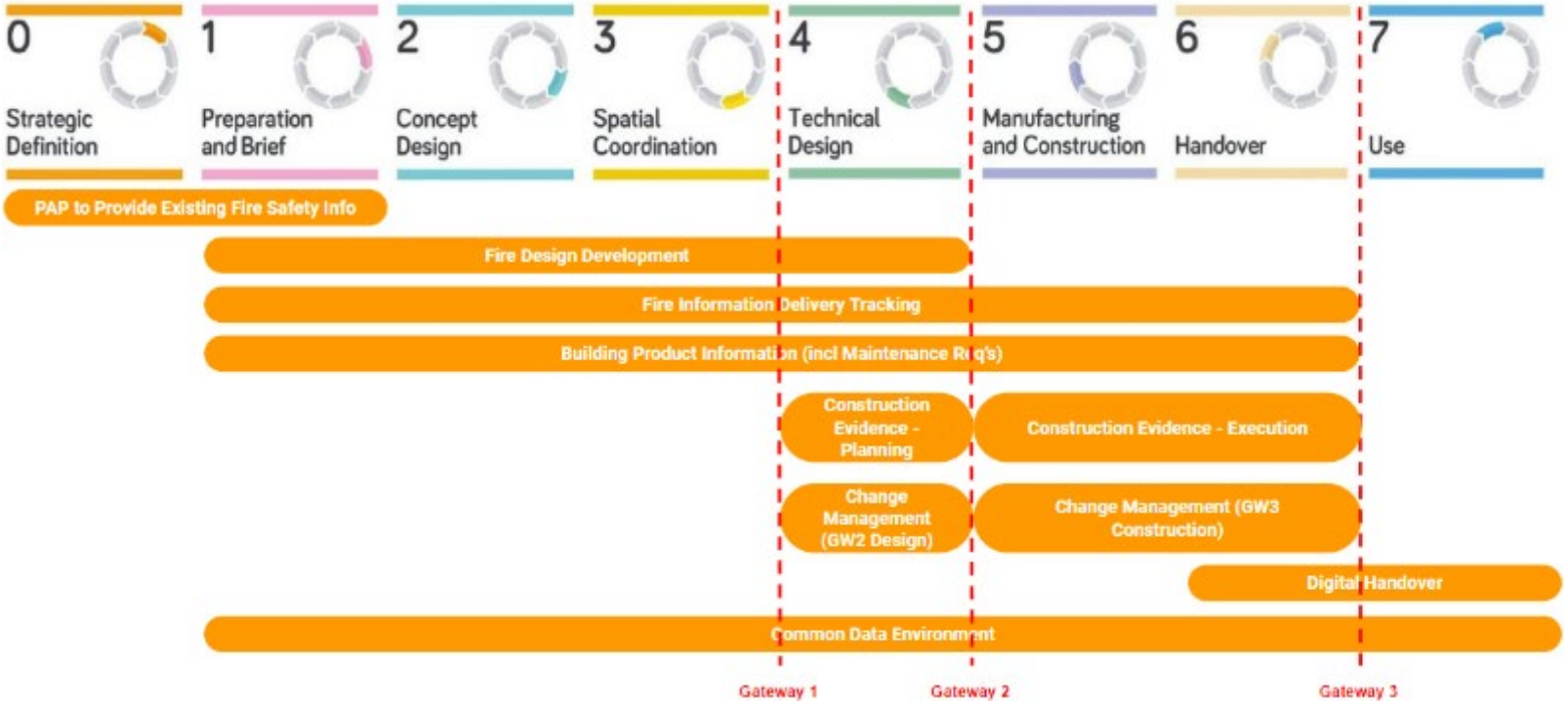


https://www.hse.gov.uk/building-safety/safety-cases/building-info/index.htm#article

Golden Thread

- It is a series of **digital documents** and information sources relating to fire and life safety, which are linked back to the building and its built environment.
- In the future this could be **cloud based** and provide the fire brigade with access to key building data like fire strategy plans, riser locations and building evacuation plans - this could be essential to any rescue/firefighting response - and improve the safety of the building occupants.
- The Golden Thread is a **'live'** document and needs to be available, correct, up to date, and consistent with any future changes to the building.
- This information should be passed onto any new building owners and referred to as part of the CDM existing building information when undertaking future building works, redevelopment or demolition. In this respect it could be considered a separate (huge) fire safety digital annex to the the Health and Safety File/O&M's as required under the CDM 2015 regulations.

Golden Thread



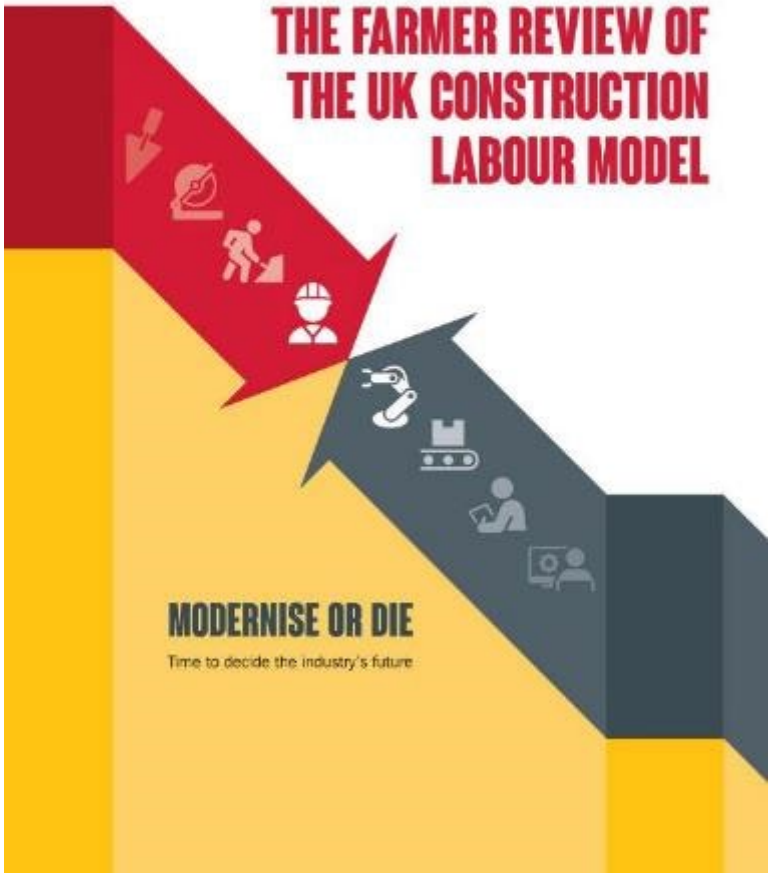
Golden Thread

- The golden thread starts from the design phase and continues throughout the building's life-cycle. Although must be stored digitally, this can be on multiple systems.
- The golden thread comprises two parts: building work, and maintenance. This ensures that any modifications or enhancements to the building are accurately documented, and enables building owners to proactively identify potential risks or hazards and take corrective action.
- Those who are **responsible for the building know where up-to-date information is and can give access to the people who need it**. This includes anyone responsible for maintaining or working on the building and other relevant groups, such as residents and emergency responders.
- The golden thread needs to be created before building work starts and the information must be kept updated throughout the design and construction process (for example where – through the change control process – the plans for the building work are changed). When the building work is completed, the golden thread must be handed over to the Accountable Person(s), who is responsible for updating and maintaining this during the in-occupation stage of a building.
- Crucially, by **maintaining an accurate and up-to-date source for all building information you will ensure that building owners can better manage** their buildings and optimise safety.

Culture Change - Skills, Knowledge,experience and Behaviours of everyone!

There is a strong requirement for the utilisation of BIM within the UK, as outlined in the Government Construction Strategy (Cabinet Office, 2011) where it was stated that there is a need for a '*shared platform with reduced transaction costs and less opportunity for error',* **the method suggested was the use of a three dimensional software environment** (Cabinet Office, 2011 pg.13). The Government expects full adoption of BIM and so the following statement can be seen as the baseline for this research (Cabinet Office, 2011 pg.14):

The UK government has mandated **"Level 2"** BIM implementation on all government projects by 2016



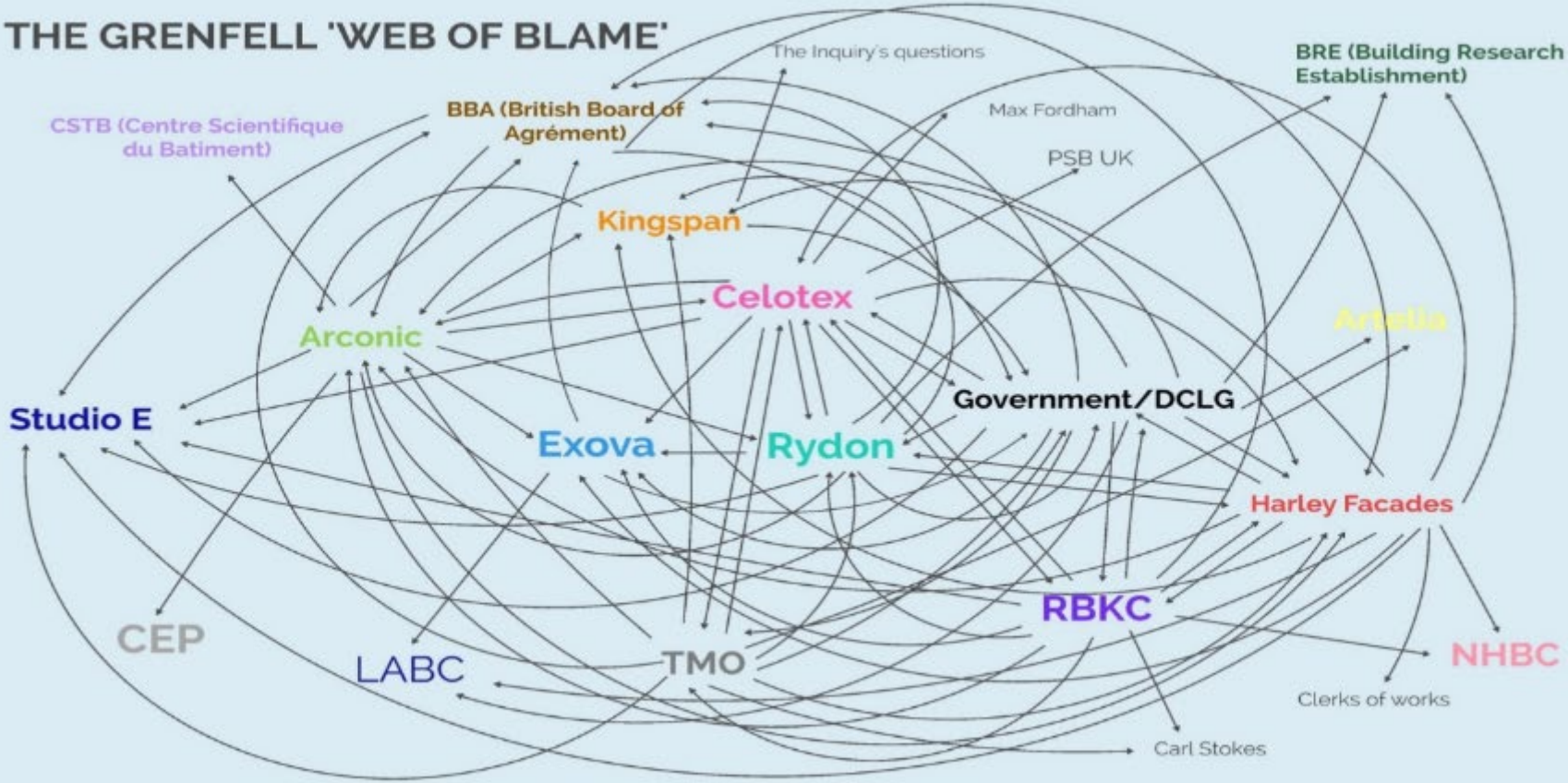
Despite Building Information Modelling (BIM) being a critical change agent for the industry […] there appears to also be a **large scale reality gap** related to the industry's BIM adoption strategy.

The government's own measures to lead this agenda as a client of the industry have not reached significant parts of the design and construction world, which unfortunately includes the majority of housebuilders and private developers.

Investment in and adoption of BIM is being stymied, with some notable exceptions, by all of the issues highlighted already around lack of willingness to invest, collaborate and the inability to see the bigger picture business case. The industry's route map to collaboration and high efficiency new delivery models can only be underpinned by BIM and the importance of its adoption cannot be overestimated.

Farmer Review, 2016

"These new regulations will fundamentally change the way we get around them."


THE GRENFELL 'WEB OF BLAME'
The Inquiry's questions
BRE (Building Research Establishment)
CSTB (Centre Scientifique du Batiment)
BBA (British Board of Agrément)
Max Fordham
PSB UK
Kingspan
Celotex
Arconic
Artelia
Studio E
Government/DCLG
Exova
Rydon
Harley Facades
RBKC
CEP
LABC
TMO
NHBC
Clerks of works
Carl Stokes

- First residential cladding job. Did not check rules - either statutory requirements/guidance or industry guides. Believed sub-contractors, fire consultants and building control would effectively check his work.
- Didn't understand key concepts/standards like 'limited combustibility/Class 0'. Even at the inquiry, three years on, thought plastic insulation could be 'limited combustibility'
- Said compliance was not the role of an architect - were just there to ensure the designs met 'architectural intent'.
- Design drawings
- Exova - 'no adverse effect in relation to external fire spread'

Building Safety Act 2022

Health and Safety Executive

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Building safety

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Building Safety Regulator

The Building Safety Act names HSE as the new Building Safety Regulator in England.

Learn about the new Building Safety Regulator (BSR)

BSR will have 3 main functions:

- overseeing the safety and standards of all buildings
- helping and encouraging the built environment industry and building control professionals to improve their competence
- leading implementation of the new regulatory framework for high-rise buildings

HSE is preparing to carry out these functions.

Buildings we'll regulate

BSR will regulate high-rise buildings. These are buildings with 7 or more storeys or that are 18 metres or higher, and either:

- have at least 2 residential units
- are hospitals or care homes (during design and construction)

The new framework

Culture change

Building Safety Regulator HSE

- Early engagement of fire expertise and skills.
- Encourage the introduction of first principles fire engineering during early design stages.
- More emphasis on avoiding hazards through inherent design.
- Less emphasis on “trouble shooting”.
- Difficult conversations with clients.
- Proportionate and robust evidence at the planning stage.
- Encourage the use of relevant, accurate and accessible fire safety information to successfully manage risk throughout the lifecycle of a building.

Why Culture Change in Construction is Critical

The construction industry has traditionally been known for certain ingrained cultural aspects, some of which are now seen as barriers to progress:

- **Resistance to change:** A tendency to stick to established methods, sometimes at the expense of efficiency or innovation.
- **Siloed mentality:** Departments or teams within a project that often work independently, sometimes leading to miscommunication and delays.
- **Hierarchical structure:** Can stifle open communication and limit bottom-up contributions to solutions.
- **Adversarial relationships:** A 'them vs. us' mentality between clients, contractors, and subcontractors causing delays and cost overruns.
- **Focus on short-term gains:** sometimes prioritizes immediate deadlines over long-term quality or sustainable practices.

Key Areas for Positive Culture Change

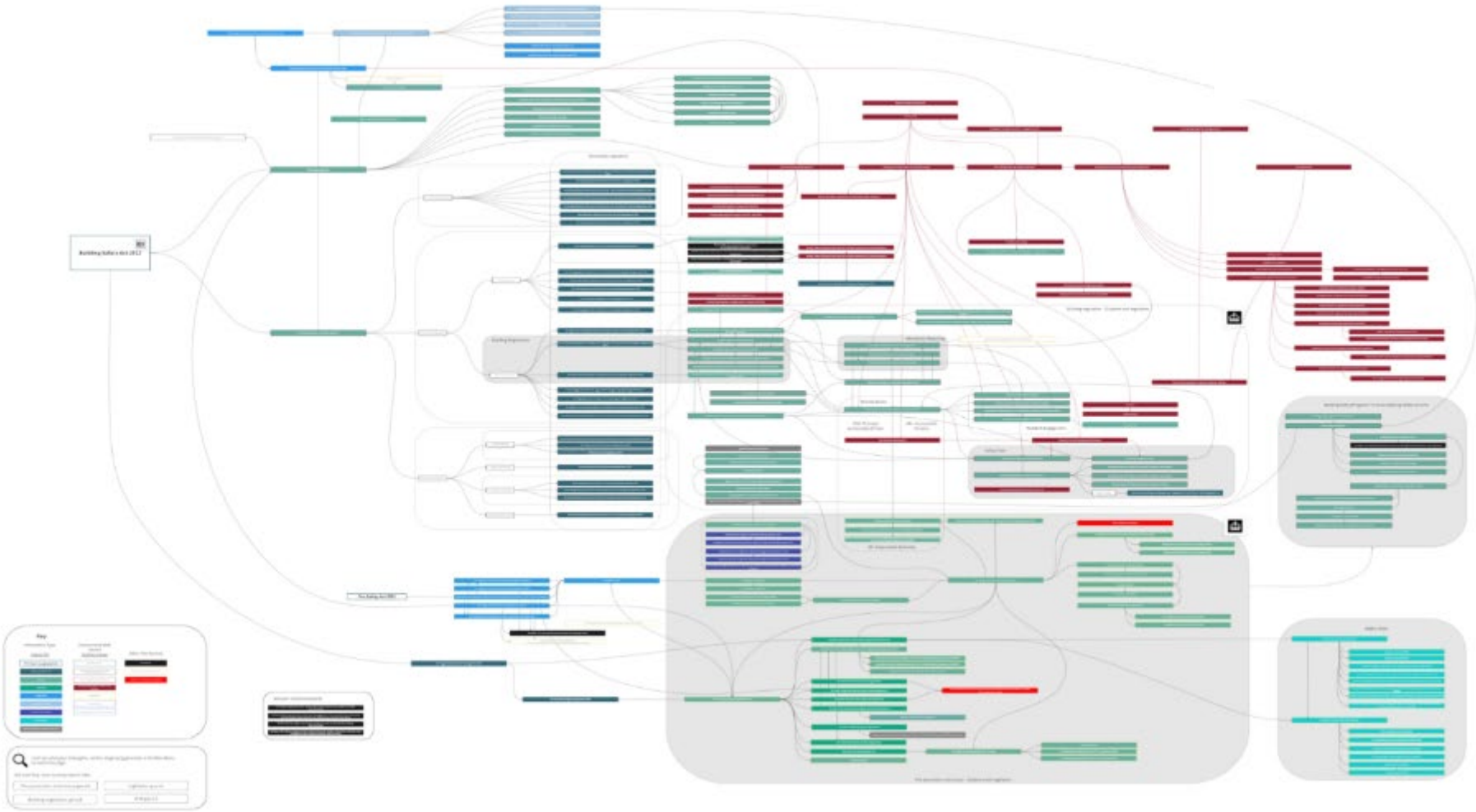
1. **Collaborative Mindset:** Move from adversarial and contract-driven relationships towards a more collaborative partnership model between stakeholders. This includes greater transparency, shared goals, and early involvement of all parties in a project.
2. **Embracing Innovation:** Encourage the adoption of new technologies (automation, robotics, Building Information Modelling (BIM), etc.). Provide training and opportunities to upskill the workforce, addressing resistance to change.
3. **Prioritizing Safety:** Maintain an unyielding focus on safety, creating an environment where reporting of near-misses and open discussions about safety protocols become the norm.
4. **Diversity and Inclusion:** Actively promote a more inclusive workplace that welcomes talent from diverse backgrounds. This brings in fresh perspectives, improves decision-making processes, and helps tackle skill shortages.
5. **Sustainability Focus:** Place a greater emphasis on environmentally conscious design and construction methods to minimize the industry's environmental impact.

Challenges to Culture Change

- **Legacy systems:** Entrenched practices and attitudes can be difficult to shift.
- **Cost considerations:** Initial focus on short-term costs of training, technology, and process change can hinder initial buy-in from stakeholders.
- **Skill gaps:** The workforce may need upskilling to effectively use new technologies and embrace different ways of working
- **Leadership resistance:** Some leaders may remain hesitant to relinquish control or change long-held beliefs about 'how things are done'.

How to Drive Change

- **Top-down leadership:** Company leadership and clients need to set the direction and actively promote new ways of working.
- **Incentivize change:** Link project success and rewards to the achievement of cultural change goals (collaboration, safety records, innovation goals, etc.).
- **Worker involvement:** Engage workers at all levels in developing and implementing new practices, empowering them to contribute to positive change.
- **Celebrate success stories:** Publicize successful projects that demonstrate the benefits of collaboration, innovation, and a commitment to broader goals.
- **Invest in training:** Provide resources and opportunities for employees to develop the skills and mindset needed for a changing industry landscape.



Record Information

Its not: 

- ❑ A room, folder, file of unorganised paper information
- ❑ A checklist of documents
- ❑ Complicated Software
- ❑ Static
- ❑ Inaccurate or Incomplete: Contains errors, or lacks important details.

It is: 

- ❑ Digital (and secure)
- ❑ Easily accessible and shareable
- ❑ Is accurate and up to date

Remember:

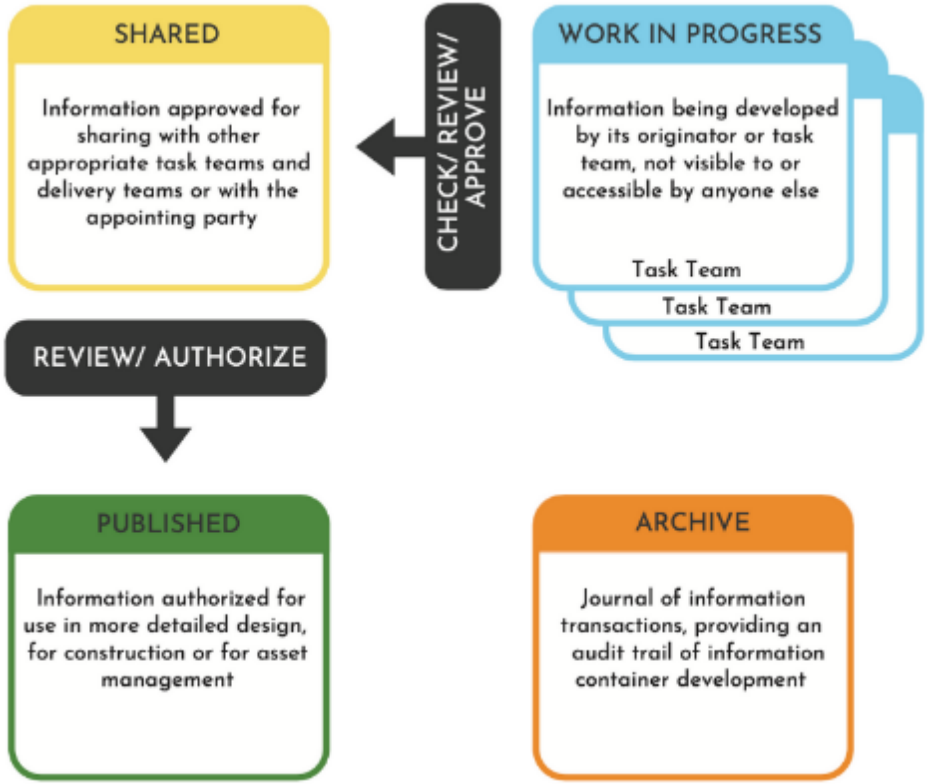
- ❑ Its unique to your asset and requirements (Understand the building)
- ❑ Its relevant and proportionate
- ❑ It must be useable (Training + Guidance)
- ❑ What do you need at the end and the journey to get there…

HRB's - Safety Cases / Gateway Applications

IWFM - BPC - XX - XX - D - A - 0001

IWFM - BPC - XX - XX - D - A - 0001

ISO 19650 Naming conventions



UK BIM FRAMEWORK

Golden Thread - Why, what and how.

Its not: 

- A room, folder, file of unorganised paper information
- A checklist of documents
- Complicated Software
- Static
- Inaccurate or Incomplete: Contains errors, or lacks important details.
- Lots of emails in your personal inbox
- Decisions made by people who don't have the correct SKEB.
- Value engineering based on cost

It is: 

- Digital (and secure)
- Easily accessible and shareable
- Is accurate and up to date
- Captures changes and decisions (Processes and Competences of Decisions)

Remember:

- Its unique to your asset and requirements (Understand the building)
- Its relevant and proportionate
- It must be useable (Training + Guidance)
- What do you need at the end and the journey to get there…

HRB's - Safety Cases / Gateway Applications

Culture Change - Skills, Knowledge,experience and Behaviours of everyone!

AUTODESK CONSTRUCTION CLOUD™

This is a powerful statement that captures three key ingredients for successful transformation: (Gemini response to the title!)

- **Improved Record Information:** This refers to having **accurate, complete, and accessible data.** Clean data is the foundation for good decision-making, process improvement, and identifying areas for change.
- **Golden Thread:** This is a metaphor for a consistent narrative that connects all aspects of the transformation journey. It ensures everyone involved understands the **"why" behind the changes** and how their role contributes to the bigger picture.
- **Cultural Change:** Transformation isn't just about processes; **it's about people. Shifting mindsets, behaviors, and fostering a culture of continuous improvement** is crucial for lasting change.

Here's how these elements work together:

1. **Improved data empowers cultural change:** Accurate information helps identify inefficiencies and opportunities. This data can then be used to build a compelling case for change and inform the development of new processes.
2. **Golden Thread guides record information:** Having a clear purpose for the transformation helps define what data is important to capture and maintain. This ensures record information is relevant and supports the overall goals.
3. **Cultural change sustains improved record information:** When employees understand the importance of accurate data, they are more likely to invest in data quality. Conversely, a culture of data skepticism will undermine even the best record-keeping efforts.

Overall, this approach creates a virtuous cycle: improved data fuels cultural change, which in turn leads to even better data and a more transformed organization. Here are some additional thoughts:

- **Communicating the Golden Thread:** Regular communication, including success stories and data-driven insights, helps reinforce the Golden Thread and keep everyone engaged.
- **Building a Culture of Data Ownership:** Empowering employees to take ownership of data quality within their areas fosters a sense of responsibility and accountability.
- **Technology plays a role:** Implementing robust data management systems and automation can improve data accuracy and accessibility.

By focusing on these three elements, you can create a stronger foundation for driving meaningful and lasting transformation within your organization.

The CPD number for this event is: 6647660

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Fire safety management GPG in partnership with PlanRadar

UPDATED!

To download the Good Practice Guide, visit iwfm.org.uk/insight

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Upcoming live virtual training courses

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Building Safety Act: what FMs need to know and do

- 28 June

Coming soon…

Organisational Capability: the management of competence

This course builds on the learnings from the Building Safety Act and provides delegates with a detailed overview of what organisations need to do to meet the required standards and how to evidence this. The course includes practical advice based on the Building Safety Alliance Standard ‘BSAS 01:2024 Organisational Capability Management System Standard – Managing Competence.’

Register your interest by emailing **academy@iwfm.org.uk**

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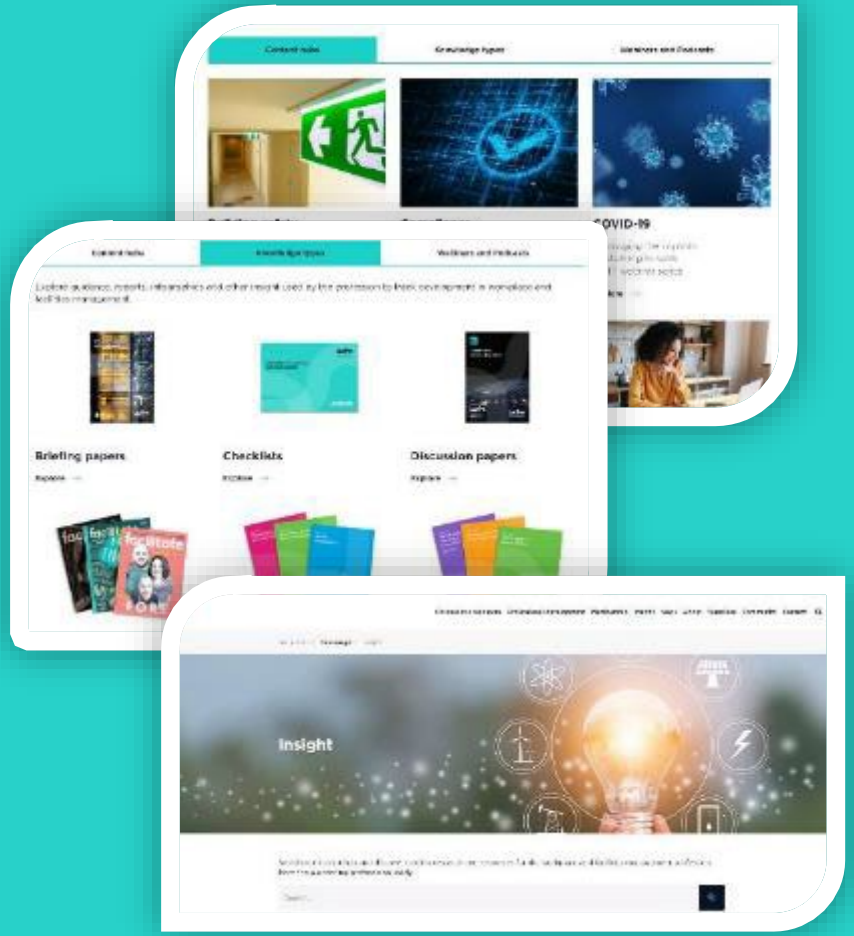

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Thank you

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