

# NHMF TRAINING WEBINAR

## The Building Safety Bill

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# INTRODUCTIONS



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# Agenda

The Building Safety Bill

The Regulator

Roles and Responsibilities

Existing HRBs

Resident Engagement

New Build HRBs

The Fire Safety Bill

The Social Housing White Paper



# THE BUILDING SAFETY BILL

Most significant and wide-ranging change to the regulatory environment for HRBs for over 45 years

Response to Building a Safer Future (17 May 2018)



# THE REGULATOR

Broadly, the Regulator's functions are to:

- Implement the new, more stringent regulatory regime for HRBs set out in the Bill;
  - Oversee the safety and performance of all buildings; and
  - Assist and encourage competence among the built environment industry and registered building inspectors.
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- Enforcement powers –
    - Notices
    - Prosecution where failure places those in or about the building at a significant risk of death or serious injury arising from a building safety risk; and
    - Special measures
  - Information sharing

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# ROLES AND RESPONSIBILITIES

## Under the Building Safety Bill

- Accountable Person
- Building Safety Manager

## But...

- Responsible Person
- Duty holder under the Health and Safety at Work Act 1974
- A nominated person responsible for compliance with health and safety obligations
- A person responsible for ensuring compliance with the Consumer Standards (which will include safety)



# REGULATORY FRAMEWORK FOR HRBs – EXISTING HRBs

- What is a HRB? How might a HRB be defined in the future?
- Registration of HRBs
- Building Assurance Certificate
- On-going reporting requirements and mandatory occurrence reporting system



# REGULATORY FRAMEWORK FOR HRBs – EXISTING HRBs

- Golden thread of information
- Safety Case Report
  - Assessment of building safety risks
  - Steps taken to prevent a major incident





# REGULATORY FRAMEWORK FOR HRBs – RESIDENT ENGAGEMENT

- Duties on residents
- Access
- Resident access to information
- Complaints procedure
- Building safety charges



# REGULATORY FRAMEWORK FOR HRBs – NEW BUILD HRBs

- **The Gateways**
  - Gateway one – planning application
  - Gateway two – building control
  - Gateway three – completion of HRB
- Commencement of golden thread from the beginning of the design process
- Reporting during construction



# THE FIRE SAFETY BILL

Current stage in its passage – when will it apply from?

Clarifying the application of the Regulatory Reform (Fire Safety) Order

Structure and external walls (including balconies)

Flat front doors

Relevance of guidance

Foundation for secondary legislation to implement recommendations of Grenfell Tower Inquiry

Likely to increase enforcement action taken by Fire and Rescue Services

# SOCIAL HOUSING WHITE PAPER

- Clear emphasis on Resident Safety – including Building Safety, Fire Safety, smoke and carbon monoxide alarms, Electrical Safety
- Revised Consumer Standards – explicit obligation to ensure Resident Safety
- Introduction of specific roles:
  - A nominated person responsible for compliance with health and safety requirements; and
  - A person responsible for ensuring compliance with the Consumer Standards (which will also include safety).
- Inspections
- Serious Detriment test





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## QUESTIONS?

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