

Plenary 4

Practical application of managing building safety risks

Speakers:

- Andrew Saunders, HSE
- Pete Paton, L&Q
- Sean Hanlon, SPHstructures
- Andrew Mellor, PRP

Chaired by: Neil Watts

Room: Plenary Hall



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Early Lessons from the BACs Process

Speaker: Andrew Saunders, HSE



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BSR – where are we now

- All the public / dutyholder facing parts of BSR are now live
- Building Assessment Certificates
 - Started directing BAC applications in April last year
 - BSR has now directed 1440 buildings to apply, only a tiny number have not applied
- Published more information for industry
 - Criteria used to assess BAC applications published via industry stakeholders
 - Revised and expanded guidance on gov.uk
- This is a new regulator, a new system – there have been challenges
 - IT glitches
 - Unexpected influx of work for building control
- Uncertainty over what is a mandatory occurrence that has to be reported

Early learning from the BAC process

- Although very few PAPs have not applied, the quality of applications has varied
- Key challenges for dutyholders include
 - Most are familiar with fire but less familiar with structure
 - Making a demonstration rather than listing the measures in place
- Pitfalls to avoid
 - Don't assume your fire risk assessment will be all you need to meet the duty under S.83
 - It's produced for a different purpose, under different legislation for (often) a different dutyholder
 - It may not cover structural failure at all, or in enough detail
 - Don't submit hundreds of extra documents with your application – BSR will contact you if it needs further information
 - Make sure your residents' engagement strategy is specific to the building and takes into account the needs and preferences of that group of residents
- As yet, no identified correlation between type of PAP and specific challenges / pitfalls

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Experience of the BACs Journey/Resources, Skills and Data

Speaker: Pete Paton, L&Q

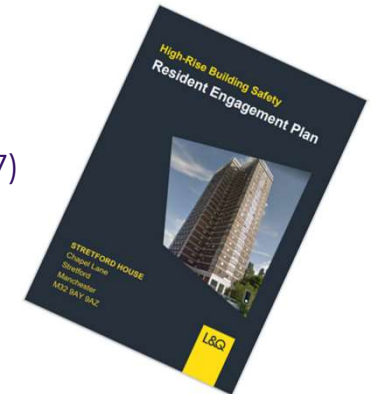


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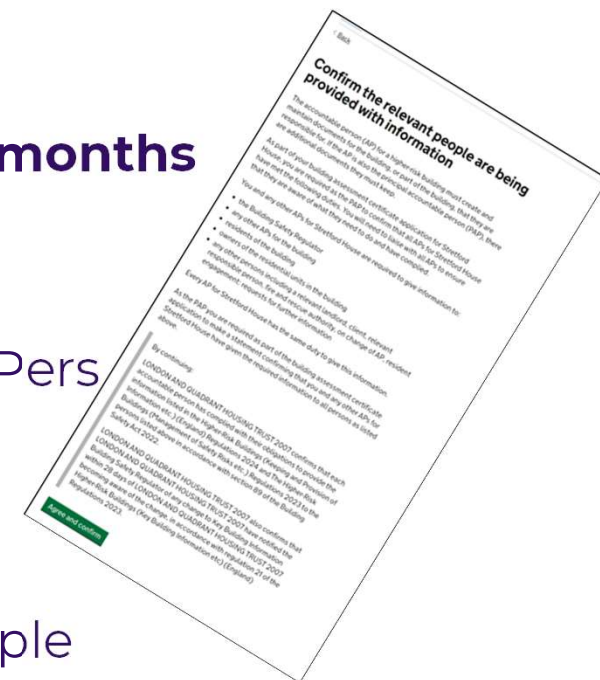
Overview of :-

- The BAC Application Process (80)
- Building Safety Case Reports (85)
- Resident Engagement Strategy (91)
- Mandatory Occurrence Reporting System (87)
- Challenges & Learnings



The BAC Application Process 79/80

- BSR assesses that APs are meeting their duties
- **Advance Notice** *"that you will soon be directed"* < 3months
- **28 days** from formal direction from BSR
- **Prioritisation** : Height / Qty Flats / ACM / LPS & Gas
- BSCR / MOR Sys / RES / Prescribed Info to Relevant Pers
- **Payment**
 - Application : CC / Inv.
 - Assessment fees : P.O. notional sum / Inv
- **Declaration** – Issued Prescribed Info to relevant people
- **BSR RFIs** <7 days (Ext on request) ... *"Nospacesordotsinfilen@mes"*
- Mandatory duty to display BAC in the HRB
- Give ? Not Give ? Next Steps



Building **Safety Case Report** ?

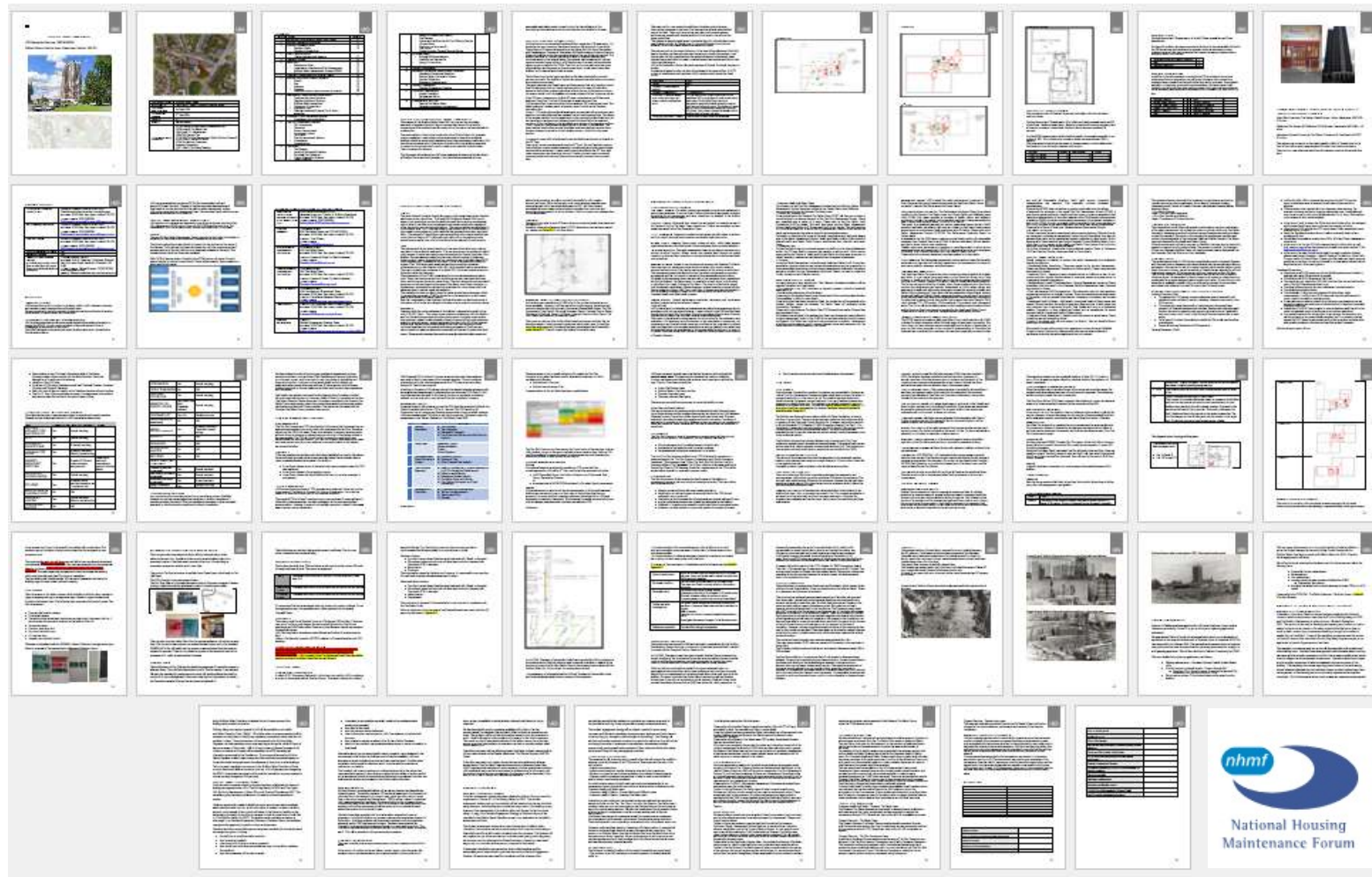
- **Purpose** : Sets out BS risks and how they are being managed
- Make your **claim**, support your **argument** & **evidence** it
- Why you believe **the building is safe** to be lived in
- What **information** you have used **to support** your claims
- What **information was not on record**. What you did do ?
- The **issues** you have **found** – mitigation & remediation
- Explain **systems you have in place** to manage risks
- What **Assessments** have you carried out
- Hazid / BowTie / Corp ARM / Coaching : Int & Ext



Building **Safety Case Report**

- **Steps we took :**
- Regs / Guidance / Network / Research / Webinars / Confer / Train
- **Created ...** Blueprint, Framework, Template, Guide = Consistency
- BS Data **team created** to consolidate the required (avail?) info
- **Gaps ID'd:** Harvested / Commissioned Specialist Surveys, C&E
- **Liaised** with other APs / MAs / PAPs / Info Sharing / Timetable
- **In House vs Outsourced** - Competency - VFM – Systems - Mix
- **Risk Assessments** : A & B : Building Risk : ARM
- Finalised a **Contents List / Check-list** : Author & Approver
- **Peer sharing** : Show & Tell – RFI learnings
- BSR outcomes : will inform **next steps**

BSCR at a Glance



Sample Building Safety Case Contents List

BSCR Framework Contents – Typical Contents List

Executive Summary

About London & Quadrant Housing Trust

Building Summary Overview, Description & Plans

Building Occupancy Levels (Summary, Resident Profile, Vulnerable Residents)

Accountable People and Other Responsible People

Roles and Responsibilities of Internal Teams at L&Q

Maintenance, Inspection and Remediation

(Proactive Monitoring Systems, Estate Inspections, Management of contractors, Information to residents – Improvements & Refurb's, Reactive monitoring system, Out of house service, Roles and responsibilities for out of hours procedure)

Risk Assessment Summary and Controls (Fire risks, HAZID & Bowties)

Fire Risk Assessment (Fire risk assessor competency)

Fire Safety

(Fire strategy, Passive Fire Protections / Fire Compartment Walls / Fire Stopping / Fire Doors, Sprinkler System, Fire Detection & Alarm System, Dry/Wet Rising Main System, Evacuation strategy, Travel distances, Means of escape from flats, Fire signage, Access and facilities for FRS, Lifts and stairs, Ventilation (smoke control), Emergency lighting, Lightning protection, Communal storage, Fire extinguishers, Fire hydrant, F&RS)

Building Safety

(Structural Engineering Assessment, Form of construction, Fire Resistance of the Structure, Structural design, Drainage, Asbestos, Electricity, Solar PV / Electric Vehicle Charging Points, Electrical Substation, Gas, Security Provisions)

Critical incident planning

Building alterations (Previous, Current, Planned)

Mandatory Occurrences

Accident and Incident Reporting

Building Safety Complaints

Resident Engagement Strategy (Provision of Information to Residents)

Continuous improvements

Competence of key roles

List of key documents / reports

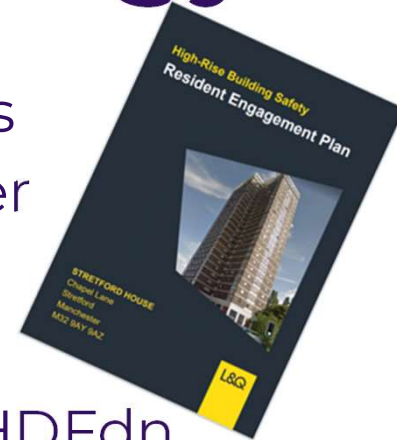
Version control

BAC Submissions at a Glance

BAC Submissions	Year of const	Storeys	No of flats	Other AP	Submitted	BSCR Page Count	Qty of BSCR questions	Qty of RES questions	Qty of MOR questions	Qty Docs Requested
Stretford House	1968	23	132	No	Thu-06-Jun	56	53	12	6	10
Grampian House	1965	26	188	Yes	Thu-13-Jun	52	81	10	4	14
Malling, Lewisham Park	1960	18	68	No	Wed-19-Jun	46	76	18	5	18
Bredgar, Lewisham Park	1960	18	69	No	Wed-19-Jun	46	79	18	7	18
Swift House	2012	11	35	No	Fri-12-Jul	54	47	7	3	6
Stratford Eye	2008	20	54	No	Fri-06-Sep	48				
Kemsley, Lewisham Park	1960	18	69	No	Fri-06-Sep	47				
West Heights	2023	18	104	No	Mon-07-Oct	54				
Jacquard Apartments	2019	26	106	Yes	Fri-18-Oct	61				
Chorus Apartments	2021	19	88	Yes	Thu-31-Oct	53				
George House	2012	11	50	No	Fri-13-Dec	57				

Resident Engagement Strategy

- Purpose : Sets out Residents involvement in BS decisions
- Regs / Guidance / Network / Research / Webinars / Confer
- Engaged with “**involved residents**” group
- Designed a **Framework & Objectives** : 4Months
- **Resident Data** – Preference – Format – Accessibility ADHDFdn
- **Plan, & Pilot** – In-person – Virtual – Digital - Paper
- **Draft – Share – Engage - Facilitated** – 3 Wks min
- **How to Feedback** - Online – email – Phone – Post – HO - BSM
- We **responded**
- **Produce HRB Specific RES** – Issue (& maintain)
- Venues / Times / Accessibility / Understood / MDT



RES : At a Glance



1. Involving residents in the making of building safety decisions.



2. Raising awareness and understanding of building safety.



3. Creating a responsive approach to residents' safety concerns.



4. Establishing an effective building safety complaint handling process.



5. Ensuring all resident engagement activities are accessible and inclusive

High-Rise Building Safety Resident Engagement Plan

Introduction

Background

Aims and Objectives

Objective 1
Involving residents in the making of building safety decisions

Objective 2
Raising awareness and understanding of building safety

Objective 3
Creating a responsive approach to residents' safety concerns

Objective 4
Establishing an effective building safety complaint handling process

Objective 5
Ensuring all resident engagement activities are accessible and inclusive

Measuring success

Reviewing the Plan

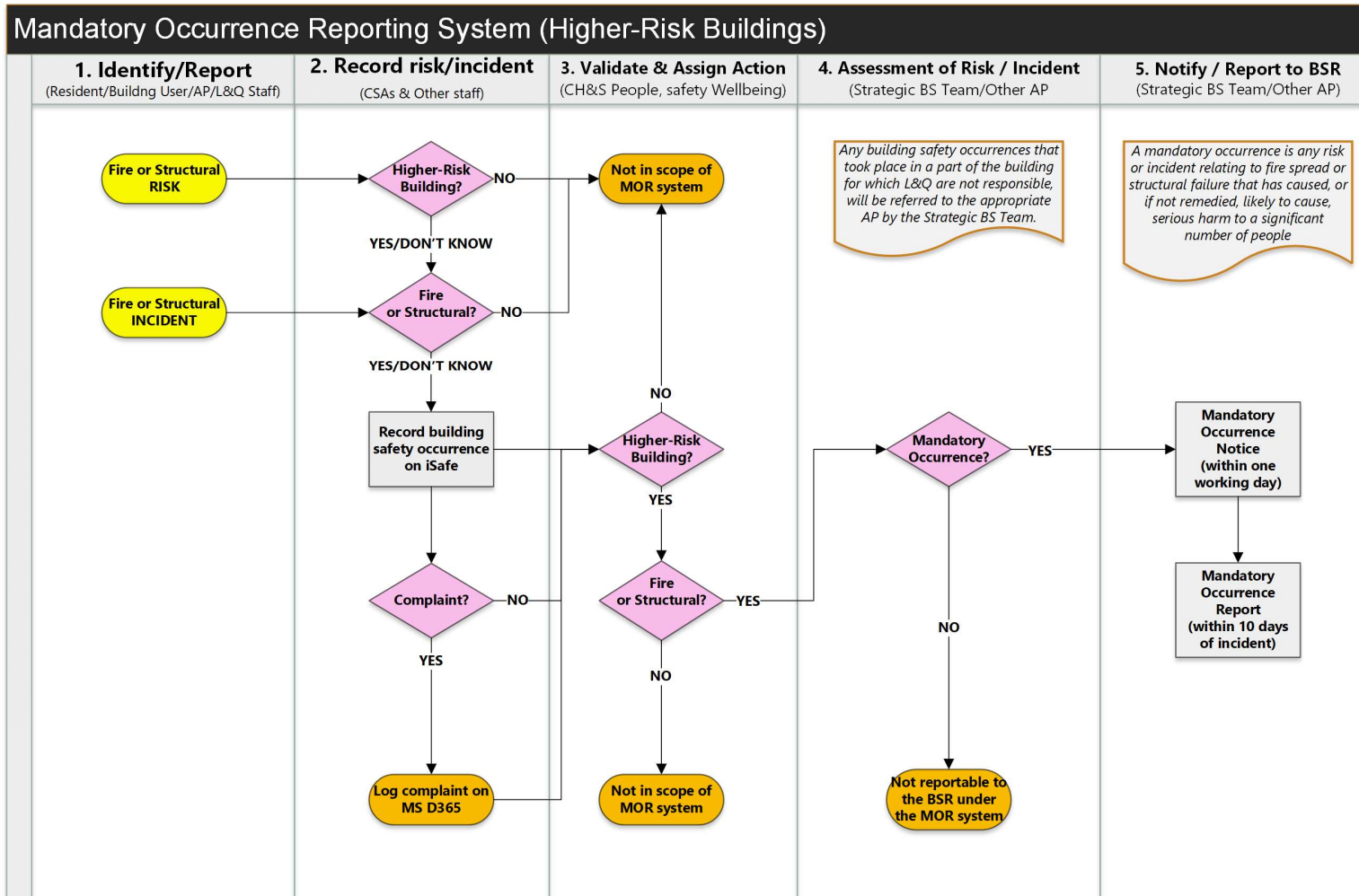
Building information

Glossary

Mandatory Occurrence Reporting System

- Purpose : Allows the BSR to assess any risks – impact or the potential to impact
- **What to report and how to report it to the PAP** – QR Code – Online – Phone – Contact Centre
- Internal Comms – **Promotion & awareness** : Phase 2 : eLearning / Video Guidance / SOP
- External Comms – **Incl Posters in foyers** – RES Cons : **Info Packs to Residents** / APs
- Incorporated into **existing internal processes & software** - iSafe
- **Triage Assessment** – **Serious Injury or death of Significant number of people** – Structural / Fire
- **Submit Notice** – “as soon as you can” when an occurrence is identified / desc / steps taken
- **Submit Report** “<10 days of occurrence identified” : who, what, how, (potential) effect, next steps
- Respond to **RFIs** from the BSR – email Contravention / Enforcement Action / Prosecution **Timing**
- E.g. Dampers / Riser Valves / Fire Pump / AOV System / Detection System / FEDs / EML / Structural
- **Precautionary MORs ? Potential to cause**
- **Scenarios**

MOR Flow Chart



This Flowchart includes L&Qs internal timescales

BSR timescales are ...

Submit Notice – “as soon as you can” when an occurrence is identified / desc. steps taken

Submit Report “within 10 days of occurrence being identified”

Examples of 'RFIs' from BSR

Describe the **efforts taken to obtain information** about the building for the purposes of meeting the PAP obligations (from planning authorities, surveys etc).

Clarify **how the IT mgt systems work collectively** to form part of the golden thread of information; what specific checks and inspections are conducted on each, **how they are reported** and **which roles are responsible for overseeing work** and ensuring tasks are satisfactorily completed.

Provide full details of **how the work of contractors at the HRB is managed** and confirm **how it is ensured that any such work does not negatively impact on building safety**.

Explain what policies and procedures are in place with respect to **managing the quality of materials used in works to the building**.

Confirm where the **APs responsibility** for maintenance starts **for the water and gas supplies** to the building. **Detail the service providers** for the electricity, gas and water supplies to the building.

What was the **standard that the fire compartmentation in the building was constructed to**? State whether this is known (**from records**) or **inferred** (for example from build date).

Confirm whether the **intentions** detailed **within the Resident Engagement Strategy** have now **been formally implemented** for the building.



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Examples of 'RFIs' from BSR

Disproportionate Collapse : **Evidence** that the PAP is aware of **the impact of the building's age, and that the risks of disproportionate collapse have been assessed**. The building was constructed before Ronan Point collapse occurred.

Provide **details for structural inspection or structural assessment report** for the building. Full reports.

Confirm there have **not been large openings made within floor slabs** that may reduce is **vertical load carrying capacity and/ or diaphragm action from stability** perspective.

Provide statement re **how building global stability in two orthogonal directions is achieved**.

Unclear **how lateral stability is provided for the block**. Two movement joints are noted which would imply 3 independent stability systems are required. **please provide further information/clarification**.

Clarify the **process in place for reviewing the emergency arrangements** (including evacuation procedures) to ensure they remain effective.

Examples of 'RFIs' from BSR

Explain the **extent and nature of the connection** between this building and the next, **including how the two are connected and** in what **structural capacity** the two are linked?

Provide further information **describing the brief provided to structural engineering** practice, the scope of their reports, surveys and assessments, the rationale for that approach and **confirmation** that the individuals shown in the BSCR are the ones who have undertaken this work, **and their competence for surveying and assessing a HRB** of this nature.

We would like to see the **individual risks resulting from this assessment**, their **likelihood and consequences** should such risks materialise in accordance with the requirements of the referenced legislation.

Indicate **who was involved in the risk assessment process, their competence**, and if relevant **any specialist expertise**.

We require this **information to be provided to us** as PDF or JPEG.

Safety Management System
HAZID Assessment
Audit Schedule (Fire Safety Programme)
Fire Risk Assessments

The Performance Monitoring Report
Bowtie Assessment
A copy of a typical Interim Measures Action Plan



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Challenges & Learnings

- **Managing Risk** is not new
- **Engaging** with Residents & Others is not new
- Monopolise on your **in-house skills and knowledge**
- Start with the data you've got – **ID the gaps** – Is it suitable and sufficient ?
- **Do you need more evidence** to justify your claims ?
- Consider **reviewing your filing/record/data keeping systems**
- Build on the **interdepartmental relationships (& knowledge/skills)**
- What **specialist support** do you need – external
- Policies, Procedures, Guidance, Training, Training & Training
- **Network / Institutions / Conferences / Collaborate**
- **Resourcing up / Recruitment / Sector Capacity / Upskill / CPD**
- Understanding **what does good look like**
- **Interpreting & Applying** the Regulations & Guidance
- **Keep sight** of why we are doing this ... 54 + 18

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Knowing what work to do when - Lifecycle of a building

Speaker: Sean Hanlon, SPHstructures



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Structural approach to the BSA

Knowing what to do when:

1. Low risk: Post 2010 structures.
 - Light touch where you have drawings / info.
2. Medium risk: 2010 – 1972 structures.
 - Limited / no drawings & info, investigation to confirm structural arrangement & desk study to compare against current regulations.
3. High risk: Pre 1972 structures.
 - Zero info on structure. Investigation along with full risk assessment.

Structural approach to the BSA

Risk (Robustness) Assessment:

- This is about risk and safety, not compliance with current regs.
- What is safe and what risk levels are we working to?
- Over what term are we considering risk?
- Need to have a clear asset management plan, i.e. keep hold of building for the next 5, 10, 15 years or more.
- How to take this forward...

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What role are Consultants taking to support the PAPs?

Speaker: Andrew Mellor, PRP



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Capability and Competency

- Resources are stretched and will become more so
- Ensuring an organisation is capable is becoming more difficult due to resource shortages
- Enduring competency of consultants and contractors is a legal requirement
- Client capability and competency?

Capability and Competency

- Client capability is usually good but likely to need improvement
- Client employee competency relating to building safety varies
- Focus appears to have been on development, then remediation and lastly asset teams
- Clients must ensure that all employees are competent

Remediation acceleration plan

- Proposed 11-18m residential building register
- National register of residential buildings 11m+
- Assessments of external walls
- Collecting and collating this data will take time and resource
- Entering the data into the register will require time and resource

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Q&A



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Thank you.

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next conference!



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