



# **Independent Review of Building Regulations and Fire Safety**

**First Thoughts – May 17 2018**

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# Note

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- **This is about regulation**
- **It's not about how the fire started , this other enquiries and legal proceedings**
- **Judith has listened to comments during following interim report in December 2017**
  
- **Elephant in the room**
- **Consider construction of all buildings not just residential – many complex buildings in the world are both**

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## Overarching Themes

- Ignorance
- Indifference- quality , time, cost
- Lack of clarity on roles and responsibilities
- Inadequate regulatory oversight and enforcement tools

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## Consider

- **Clear model of risk ownership – outcome based**
- **Consider buildings as a system**
- **A risk based approach**
- **Transparency of information and an audit trail**
  
- **The views of residents**

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## Consider building Lifecycles

- Procurement, design, construction, maintenance and refurbishment
- Upfront on getting building design right
- Long term integrity and robustness
  
- Oversight with regards roles of dutyholders
- Consider case by case approach

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## Proposal

- **An integrated systematic change not a shopping list**
- **To embed this systematic change will require legislative changes and therefore take time**
- **Apply principles to new and existing stock of high rise buildings**
- **Collaboration and Partnerships**

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## Consider a new framework

- Create a more simple and effective mechanism for driving building safety
- Provide stronger oversight of duty holders with incentives for right behaviours and effective sanctions for poor performances
- Reassert the role of residents

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## Recommendations

In each chapter, also Appendix A 53

### Key areas

- New regulatory framework in the first instance – multi occupancy buildings above 9 stories
- New joint competent authority JCA (LA and AI) – HSE?
- Mandatory incident prompting mechanism
- Better testing regime
- More effective testing regime with cleaner labelling and product traceability – creation of a digital record (BIM)



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**Report goes on to say**

**“It is therefore important that government develops a joined-up implementation plan to provide a coherent approach to delivering the recommendations in this report.”**

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## Design, Construction and Refurbishment

Strengthening regulatory oversight of dutyholders

Weaknesses at key intervention points

Gateway Point 1 – Planning Permission

Gateway Point – Full Plans sign-off

Gateway Point 3 – Completion stage

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A warning

***“3.7 The dutyholder will be required to demonstrate that the building is/continues to be safe for occupation, that the building safety risks are known and being reduced so far as is reasonably practicable to ensure the safety of residents.***

***It will also require the dutyholder to present as full information as possible to enable that review to be done and may require major work to be undertaken to an agreed schedule where the level of risk to residents is deemed to be unacceptable.”***



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- **Questions**