Independent Review of Building Regulations and Fire Safety
Next Steps

Presentation to APSE – November 6th 2018

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Objectives are

• To review the key recommendations
• Relate to current practice and risk assessment
• Suggest ways forward for APSE and its members
Note
This is about regulation
It’s not about how the fire started, this is subject to other enquiries and legal proceedings

Judith has listened to comments during review process 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
Commentary on the key recommendations
Overarching Themes

- Ignorance
- Indifference—quality, time, cost
- Lack of clarity on roles and responsibilities
- Inadequate regulatory oversight and enforcement tools
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
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
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
Consider a new framework

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

Leadership and Knowledge
Continue Working together, report to government
Competence 2

Develop competence framework
Building Safety Manager
Recommendations

In each chapter, also Appendix A – 53 Recommendations

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)
It is therefore important that government develops a joined-up implementation plan to provide a coherent approach to delivering the recommendations in this report.
Design, Construction and Refurbishment

Part 2- Strengthening regulatory oversight of dutyholders

Weaknesses at key intervention points 37

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Gateway Point – Full Plans sign-off 38
Gateway Point 3 – Completion stage 39
Current practice and risk assessment
Current Practice

• Who manages your projects?
• Contracting and Sub Contracting
• Council Policies and Procedures
• Role of Fire Service
• Crisis Management
Risk Assessment

- Who does your Fire Risk Assessment
- When is it carried out
- What is meant by Competent
- Who has technical knowledge
Post Hackitt
Ban on Combustible Cladding

Government's partial ban on combustible cladding 'doesn’t go far enough'

2 October 2018

The UK government's announcement that the use of combustible materials on the external walls of residential tower blocks will no longer be allowed does not go far enough, IOSH, the Fire Brigades Union (FBU) and the Royal Institute of British Architects (RIBA) have said.

Speaking at the Conservative Party Conference at the ICC in Birmingham yesterday, housing secretary James Brokenshire said the ban will apply to high-rise residential buildings taller than 18 m, as well as schools, hospitals and care homes.

Materials with limited combustibility, such as plasterboard, and non-combustible materials
Suggest ways forward for APSE and its members
Consider

• Develop guidance for fire risk assessment for all premises
• Work with insurers – to agree what is acceptable
• Work with academia to improve best practice
• Follow the RR(FS)O and include Fire safety management within CDM
• Appoint managers
• Hydra
Example of the layers of protection: Note this is non-exhaustive, for indication only

Gateway points and safety case reviews cover all the layers of protection.

Preventative – pre-event

Mitigations – during/post-event
Response : Thoughts

Stay put – get out ??
Considerations

• Role of Fire Service?
• Stay Put?
• Building Resilience
• Training for disasters
• Recovery Phase
Links
