

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

LGA Annual Fire Conference

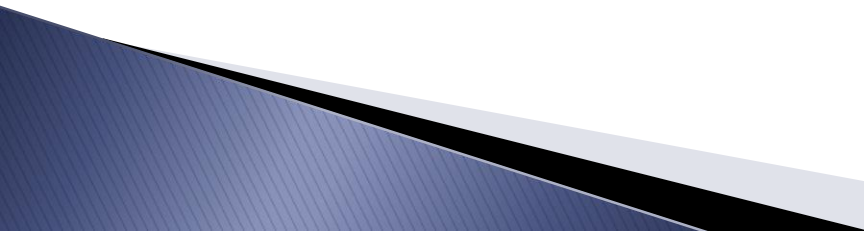
13 March 2018



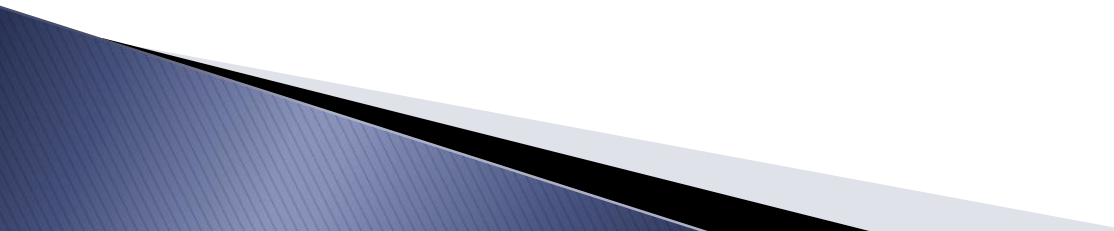
Review timeline

- Review announced on 28 July 2017.
 - Reporting jointly to Housing Secretary and Home Secretary.
 - End-to-end review looking at fire safety system as a whole and the people working within it.
 - Assess effectiveness of building and fire safety regulations, with a focus on multi-occupancy high-rise residential buildings.
 - Make recommendations that will ensure we have a sufficiently robust regulatory system for the future.
- Terms of Reference – 30 August 2017
- Mapping, Call for Evidence, stakeholder bilaterals & roundtables
- Interim Report – 18 December 2017
- January Summit - launch pad for next phase
- Final Report – Spring 2018

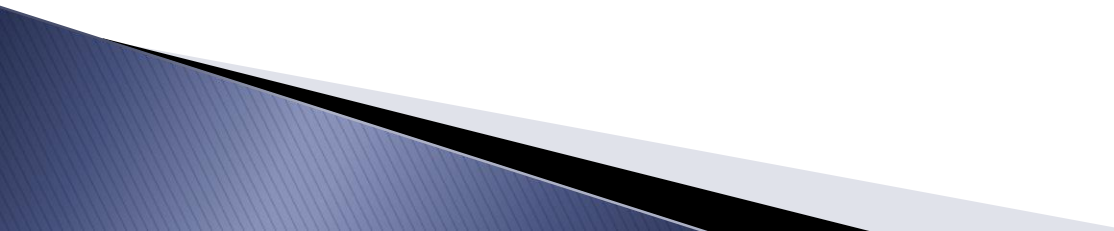
Interim Report – Emerging Themes

- Regulations & guidance complex and unclear.
 - Clarity of roles and responsibilities is poor.
 - Means of assessing and ensuring competency is weak.
 - Compliance, enforcement and sanctions processes are too weak.
 - Route for residents to escalate concerns is unclear and inadequate.
 - The system of product testing is not clear.
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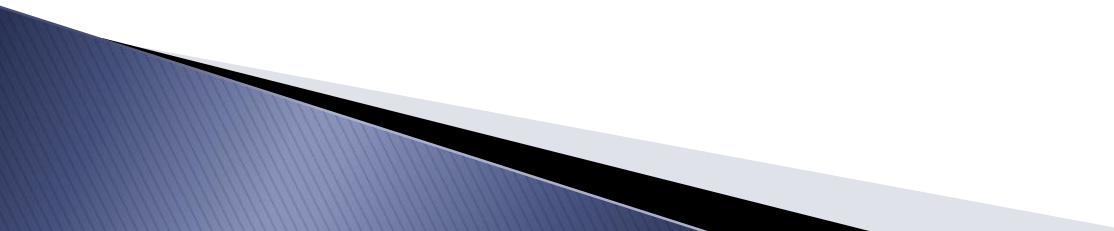
Interim Report - Findings

- There needs to be a significant culture change to increase ownership and responsibility.
 - Current regulatory system for ensuring fire safety in high rise and complex buildings is not fit for purpose.
 - This applies throughout the building life cycle.
 - Problem connected to the culture of the construction industry and the effectiveness of the regulator that oversees it.
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Interim Report – Direction of Travel (1)

- **Regulation & guidance** – more risk-based approach. Less Government, more sector-based risk ownership.
 - **Roles and responsibilities** – clearer senior accountability across life-cycle.
 - **Competence** - raising standards, greater accreditation across design, construction, inspection and occupation.
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Interim Report – Direction of Travel (2)

- **Compliance and enforcement** – ‘golden thread’ - design intent (or proper change control) sustained with regular reviews & gaming more clearly penalised.
 - **Residents’ voice** - clearer, quicker route for residents’ concerns to be addressed.
 - **Product testing** – more effective testing/certifying process. Marketing easier to interpret.
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Interim Report – Recommendations

- Report includes short-term recommendations, which fit with direction of travel. For example:
 - Work on restructuring Approved Documents
 - Use of desktop studies should be restricted
 - Professional bodies to propose how to improve standards.
- The second phase of work will drive all these forward – including work with industry, other external stakeholders and across Whitehall.

The current phase of work

- Continued engagement with government and industry experts.
- Working Groups with representatives from a wide range of organisations and experts set up to provide advice to the Review in the key areas identified from the Interim Report:
 - Construction and Design; Procurement; Occupation and Maintenance; Golden Thread; Regulations and Guidance; Competence; Residents' Voice; Materials, Products and Systems Testing
- Final report in Spring 2018.

Thank you

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