



Building Safety Regulator Update

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Building Safety Regulator

- The BSR's three main functions are to:
 - Provide **oversight** for the safety and standards of all buildings.
 - **Regulate** the building control profession, **promote competence** of industry and professionals ; and
 - Lead the delivery of the new, more stringent **regulatory regime** for high-rise buildings in scope;
- The BSR will operate proportionately and will be an evidence-led regulator.
- Aim to re-establish confidence in the system so that residents are safe – and feel safe – in their homes.



What happened in 2022 for the BSR

- Royal Assent of Building Safety Act 2022
- HSE is the new Building Safety Regulator
- Ambitious programme to develop and stand up BSR regulatory functions
- Consultations on secondary legislation and design of regulatory regimes
- 18 months of Planning Gateway One
- Established the Residents' Panel and Building Advisory Committee.



Rollout of HRB regime

- Buildings at least 18 metres in height, or at least 7 storeys, which contain at least two residential units
- HRBs must be registered with the BSR – From April 2023
- Autumn 2023 – duties on Accountable Persons (APs) of HRBs – prevent spread of fire and structural collapse
- April 2024 – invite selected Accountable Persons (APs) to apply for Building Assessment Certificates (BAC)
- BSR will follow a risk-based approach to prioritise assessment of HRBs and each Safety Cases
- Local authorities should begin to prepare now in your role as Accountable Persons.

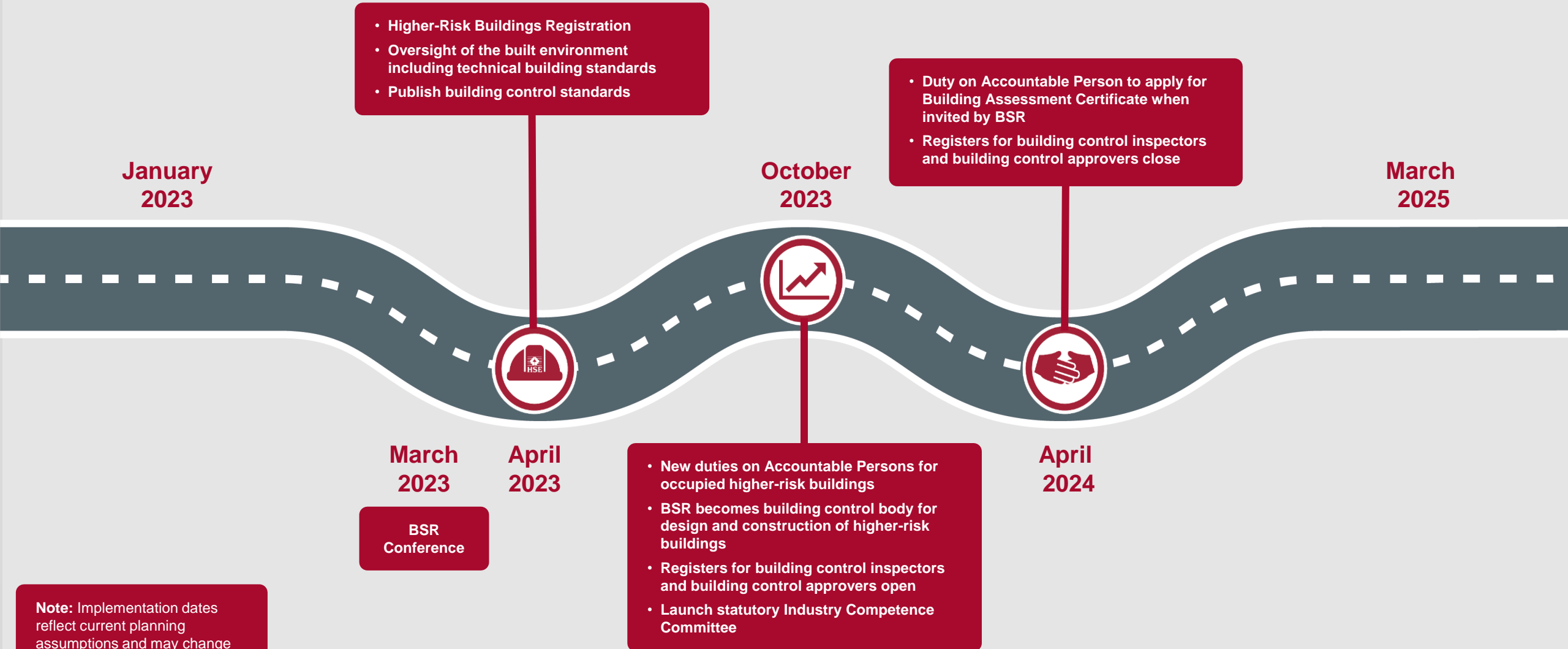


Regulation of the profession

- BSR monitoring against Operational Standards Rules (OSRs) and Code of Conduct (Registered Building Inspectors).
- Consistent, high-quality, professional building control service
- Applies to private and public sector building control:
- Operational Standards Rules (OSRs) -
 - Published April 2023
 - Come into force April 2024 - will be monitored via reportable data returns; BSR will also audit Building Control bodies.
- BSR has powers to sanction building control providers in both the private and the public sector – individual and organisation
- Building Advisory Committee



Timeline



Duties across the built environment

- clients, principal designers, designers, principal contractors and contractors
- plan, manage and monitor
- cooperate with other dutyholders
- ensure you and the people you appoint are competent and carry out work within that competence.
- This includes things like refurbishment and all types of buildings (**not** just HRBs)



What can you do to prepare?

- Ask questions about your HRB stock
- Ask questions about the preparedness of the Building Control Body within your authority
- Prepare for your new duties on building work
- Keep up to date: HSE e-Bulletin - Regular updates on the BSR and the new regime
<https://www.hse.gov.uk/building-safety/index.htm>



**Thank you
Questions?**

