

# **Sandra Ashcroft**

Head of Operational Policy - Competence



# Building Safety Regulator (BSR)

The Act sets up a Building Safety Regulator.

Its three main functions will be

1. Overseeing the safety & standards of **ALL buildings**
2. Promote competence, including establishing a **regulated** building control profession
3. Lead the delivery of the new, more stringent regulatory regime for - Higher Risk Buildings (HRBs)



# Regulated Building Control Profession

Consistency across the building control profession and drive-up standards

Independent regulatory authority overseeing the building control

The new approach to building control will apply to BCBs in

- Local authorities (LAs)
- Registered building control approvers (RBCAs)

Mandatory standards and codes, which cover:

- the performance of BCBs, via the Operational Standards Rules
- the competence of the professionals supporting the delivery of building control functions.



## Building Safety Act 2022

CHAPTER 30

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Explanatory Notes have been produced to assist in the understanding of this Act and are available separately

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# Classes of Registered Building Inspector

- Registration of Registered Building Inspectors
  - Class 1 – Trainee
  - Class 2 – Registered Building Inspector
  - Class 3 – Specialist Building Inspector
  - Class 4 – Building Inspector (Technical Manager)
- Building Inspector Competence Framework
- Independent assessment of competence
- Code of Conduct
- Disciplinary arrangements and sanctions



# Operational standards rules

OSRs are comprised of four themes:

Systems and  
controls

Persons

Building control  
functions

Enforcement and  
intervention activity

OSRs focus on:

- combining prescription with goal-setting
- delivering building control functions effectively
- delivering sound risk-based decisions focused on outcomes
- taking appropriate action to deal with non-compliance at the right time



# Monitoring arrangements

- Detail key performance indicators (KPIs) and reportable data that BSR will monitor BCBs performance against
- Intended to measure meaningful outputs and outcomes to determine the effectiveness of building control functions under six key areas:

1. Building control functions

2. Enforcement & interventions

3. Risk management

4. Competence

5. Systems & controls

6. Complaints handling & appeals

- Audit programme
- Improvement Notice or Serious Contravention Notice to remedy the contravention

# BSR Timeline

